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SAN FRANCISCO
PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0965E, De-Facto Demolition and Reconstruction of a Single Family Residence
Location: 1552 Cole Street, Assessor's Block 2662, Lot 15
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include the a de-facto demolition of a one-story over basement, approximately 21-foot-high, 1,837-square-foot (sf) single-family residence with one off-street parking space; and the construction of a two-story over basement, approximately 30-foot-high, 3,724-square-foot (sf)single-family residence, with one parking space. The existing house on the project site was constructed in 1930. The property is located at the southernmost terminus of Cole Street in the portion of the Haight-Ashbury neighborhood known as Cole Valley. The site is zoned RH-1(D), Residential House, One-Family Detached), and is in a 40-X Height and Bulk District.

Name of Person(s), Board, Commission or Department Proposing to Carry Out Project:
John Maniscalco, John Maniscalco Architects, representing the Project Owner: (415) 664-9900, Ext 203

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State CEQA Guidelines, Sections 15301(l) (1) and 3(a)].

REMARKS:

(Continued on the reverse side)

Contact Person: Nannie R. Turrell Telephone: (415) 575-9047

Date of Determination:
July 11, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for PAUL E. MALTZER
Environmental Review Officer

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cc: Andrew McHale
John Maniscalco
Glenn Cabreros, San Francisco Planning Department
Historic Preservation Mailing List
VirnaLiza Byrd/Bulletin Board, MDF/ Exemption/Exclusion File

Remarks (continued):
In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project is located in the Cole Valley neighborhood at the southernmost terminus of Cole Street at the lower portion of Tank Hill. The nearest cross street is Carmel Street. The area is characterized by low-scale detached houses, most of which were constructed between 1910 and 1940. Building heights range from one and a half to two stories above a ground floor which is typically a garage. Building styles and ornamentation are a variety of architectural types with prominent styles of Spanish Eclectic, Italianate, Craftsman, and Edwardian.[2]

The property does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), or 2 (Persons). The building has several design elements, which are characteristic of the Art Moderne style; however, due to the lower quality of its Art Moderne design, the property does not qualify under Criterion 3 (Architecture). This portion of the Cole Valley neighborhood does not appear to qualify as a potential California Register Historic District based on shared architectural characteristics.[3] Because the existing building is not considered a historical resource under CEQA and proposed project would not result in a significant effect on historical resources, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project includes the de-facto demolition of an existing 1,837-square-foot (sf) single-family residence. Therefore, the proposed project meets the criteria of Class 1(l)(1) and is exempt under this class.

CEQA Guidelines Section 15303 (a), or Class 3(a), consists of construction and location of limited numbers of new small facilities or structures, including one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed project would construct a two-story over basement, approximately 30-foot-high, 3,724-square-foot (sf), single-family residence with one parking space. Therefore the proposed project is appropriately exempt under Class 3(a).

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[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Jeremy Battis, Planner, Major Environmental Analysis. May 31, 2007.

[2] Ibid.

[3] Ibid.

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CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the structure on the project site is not an historical resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1552 Cole Street
Block: 2662 Lot: 0315
Case No.: 2006.0965E
Date of Review: **5/31/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant
Name:
Company: Carey & Co. Inc.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: 415-773-0773
Fax:
Email:

Owner
Name:
Company: Andrew McHale
Address: 1552 Cole Street
San Francisco, CA 94114
Phone: 415-647-1373
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

The proposed project consists of:

- The de-facto demolition of the building, including the removal of the historic façade, parapet, chimney, balcony, front entrance, windows, and other decorative features of the building; and
- The construction of a new full-floor one-story horizontal addition, featuring cedar siding, metal windows, varied roof forms, and major façade alterations including the installation of a new fenestration pattern, a glass and metal entrance door, cedar rain screen, a widened garage door, and new stucco and cedar façade cladding.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

1552 Cole Street is located in the southern portion of the Haight-Ashbury neighborhood known as Cole Valley in San Francisco. The house is at the end of Cole Street at the lower portion of Tank Hill. It is surrounded by residential land uses and is within an RH-1(D) District and a 40-X Height and Bulk District.

The area is characterized by low-scale detached homes, most of which were constructed between 1910 to1940, with an apartment building located at the corner of Cole and Carmel Streets, and few houses constructed in the 1990's. Building heights typically range from one-and-a-half to two-stories above a ground floor, most of which are garages. Building styles and ornamentation are in a variety of architectural types with prominent styles of Spanish Eclectic, Italianate, Craftsman, and Edwardian.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes:

1552 Cole Street is a detached two-story "L" shaped single-family house, constructed in 1937. Designed in the Art Moderne style, the building features a flat roof; square corners; four horizontal bands at the upper portion of the building; a decorative chimney; a entrance at the corner of the "L", with a decorative railing in a geometric design; a garage opening at the ground floor of the front portion of the "L"; a pair of large sliding glass doors and metal balconette in a geometric design above the garage opening; a pair of porthole windows on either side of the balconette; one-over-one and two-over-two (horizontally-oriented) double-hung wood windows with lambs tongues; and painted stucco façade treatment.

1552 Cole Street does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). There are several design elements that are characteristic of the Art Moderne style, such as the simple horizontal banding, porthole windows, and stucco finish, but the building lacks the majority of features of the style such as rounded corners, horizontal bands of windows, corner windows, coping element at the roofline, aluminum material for windows and doors, and overall streamlined effect of the design. The windows are not characteristic of the Art Moderne style – they are wood, double-hung, and feature lambs tongues, which were common on earlier styles of architecture. The large opening above the garage currently features a pair of sliding glass doors, and while likely not original, the opening size is not characteristic of the Art Moderne style. In addition, the chimney is detailed and not geometric as is characteristic of the Art Moderne style. While the design of 1552 Cole Street can be described as Art Moderne, it was not executed in a highly designed manner, but rather in a more vernacular vocabulary. Due to the lower quality of the Art Moderne design, 1552 Cole Street does not qualify under Criterion 3 (Architecture).

In addition, records do not provide evidence that the property qualifies for the California Register under Criterion 1 (Events) or 2 (Persons). Joseph E. Higgins, a carpenter, is listed as the original owner of 1552 Cole Street, although records also indicate that he resided on Monterey Boulevard, and this property was likely a rental or purely speculative. The property was sold at some point between 1937 and 1952, when Nicholas Gallucci appears on the deed. Gallucci was not listed as a resident of the property and no biographical information about him was found. In 1952 the property was sold to Robert M and Violet G. Eisner, and it remained in the family until

1971 when it was sold to Gabriel S. Berliner. The current owners, Kristen and Andrew McHale, purchased the property in 2005. Research has not revealed information indicating that any owners or occupants of 1552 Cole Street were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 1552 Cole Street does not meet Criterion 1 (Events) or 2 (Persons).

Based on the documentation presented, this portion of the Cole Valley neighborhood – this end of Cole Street - does not appear to qualify as a potential California Register Historic District. While the street contains buildings with a relatively tight period of construction dates and would qualify under Criterion 1, records indicate that most of the older buildings on the block have undergone major alterations. For example, the house located at 1559 Cole Street, across from the subject property, was constructed in 1888. Today the building's appearance is that of a rambling, large house with no distinguished primary façade. 1534 Cole Street was constructed in 1911 – today the building features a contemporary façade that was constructed within the past few years. The street retains a strong sense of place, but there is not architectural harmony among the buildings. Therefore, there does not appear to be a potential historic district in this portion of the Cole Valley neighborhood based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

1552 Cole Street retains a high degree of integrity, having undergone few alterations during its lifetime. Records indicate that there was little alteration to the building from the date of its construction until 1984, when "termite and dry-rot repair" was conducted on the front balcony. The contemporary sliding doors may have been installed at that time. Despite this alteration, 1552 Cole Street still retains its historic appearance, which contributes to the building retaining integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 1552 Cole Street is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 1552 Cole Street is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

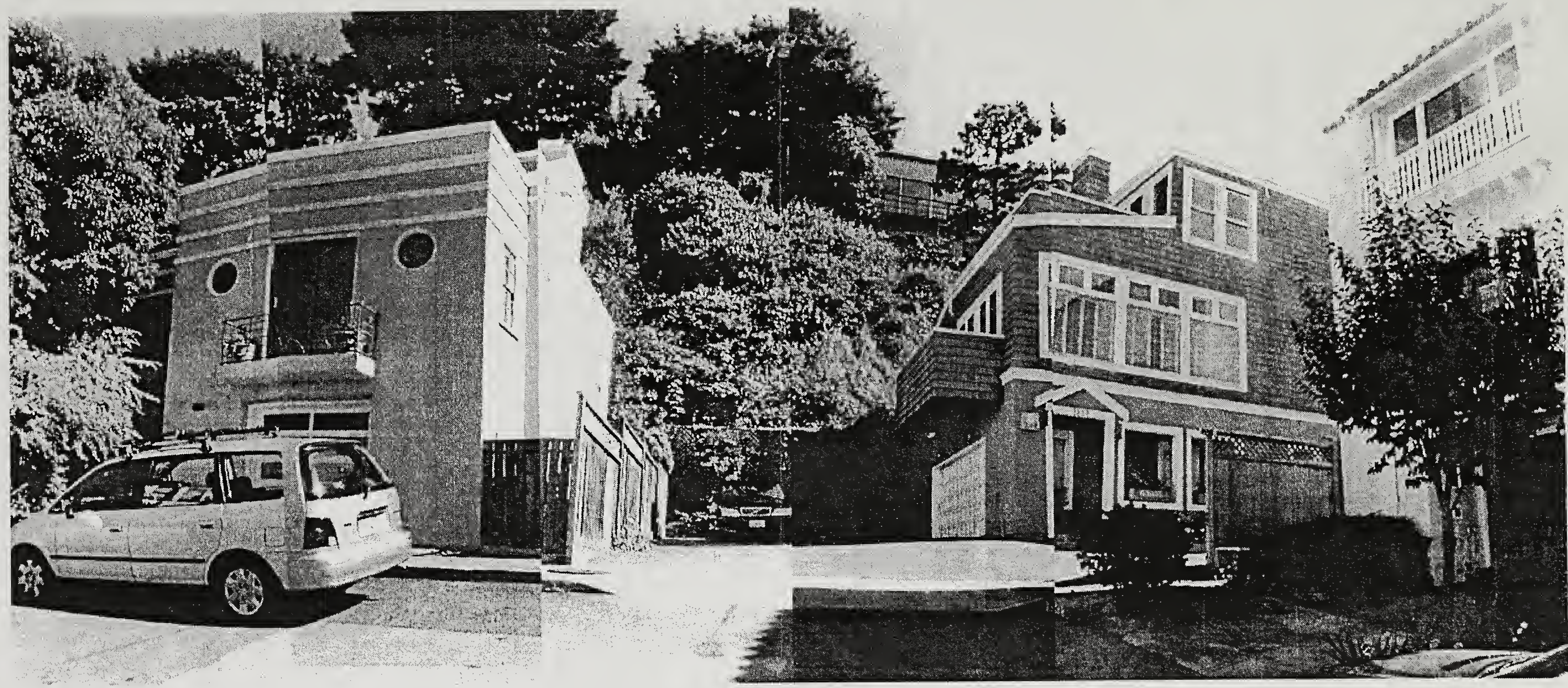
PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 6/4/2007

N. Moses Corrette, acting Preservation Coordinator
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

FRONT FACADE OF 1552 COLE STREET



SUBJECT PROPERTY
1552 COLE STREET

ADJACENT PROPERTY
1559 COLE STREET

ADJACENT
PROPERTY
1549 COLE ST.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2007.0219E – Demolition and Construction of Youth Emergency Shelter Building
Location:	536 Central Avenue
Block/Lot	1198/024
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site is located at 536 Central Avenue (Assessor's Block 1198, Lot 024) on an approximately 2,500-square-foot lot. The property is located on the east side of Central Avenue on a block bounded by Grove, Lyon, and Hayes Streets in the North of the Panhandle neighborhood. The existing parcel contains a 2,650-square-foot, two-story emergency overnight youth shelter with beds for up to 20 youths, constructed in 1905. The existing building provides no off-street parking. The proposed project would demolish the existing youth shelter building and construct a new three-story, approximately 4,600-square-foot youth shelter with 20 beds and no off-street parking. The project site is located in the RH-3 (Residential House, Three Family) use district and within a 40-X Height and Bulk district.

58
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11/07

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Cheryl Barth, Representative — Telephone: (415) 673-0911 ext.307

EXEMPT STATUS:
X Categorical Exemption; Class 2 [State CEQA Guidelines Sections 15302]

REMARKS: See reverse side.

Contact Person: Brett Bollinger — Telephone: (415) 575-9024

Date of Determination:

07/11/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for Paul Maltzer
Environmental Review Officer

cc: Cheryl Barth, Project Contact
Mary Woods, NW Quadrant
Supervisor Ross Mirkarimi
Bulletin Board

M.D.F.
Exemption/Exclusion File
Historical Preservation List

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REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing residential structure located on the project site is not considered a historic resource as defined by the California Environmental Quality Act (CEQA). The project is located on the east side of Central Avenue between Hayes and Grove Streets in the central portion of the North of the Panhandle neighborhood. The Panhandle Park is one block to the south of the proposed project. It is surrounded by residential land uses and is within an RH-3 Use District and a 40-X Height and Bulk District. The neighborhood is characterized by two-to-three unit single-family residences constructed between the 1870's and the 1920's. The residential building heights in the neighborhood are predominantly two stories over ground floor or basement garages with three-story apartment buildings located at the corners of Hayes and Grove Streets. Building styles and ornamentation are in a variety of architectural types with the predominant styles being late-Italianate, Stick-Eastlake, Queen Anne, Shingle/First Bay with Craftsman details, and Edwardian.

As described in the Historic Resource Evaluation (HRE)[1], the existing building was built in 1905 and is not included on any historic surveys. The two-story structure covers the entire lot and was designed in a Mission Revival style. The existing residential emergency youth shelter is not eligible for listing in the California Register as an individual resource under Criteria 1 (Event), 2 (Person), or 3 (Architecture). Due to several alterations, including the loss and reconfiguration of the historic commercial storefront, the subject building at 536 Central Avenue is not considered a historic resource.

The portion of the North of the Panhandle neighborhood where the subject property is located appears to qualify as a potential California Register Historic District. The immediate neighborhood contains a high concentration of buildings that were constructed between the 1870's and the 1920's, when the area was developed for residential housing soon after the Golden Gate and Panhandle park land was deeded to San Francisco in 1870. Most buildings in the neighborhood still display a high level of historic architectural integrity. The high concentration of architecturally unified buildings indicates the existence of a potential historic district in the portion of the North of the Panhandle neighborhood surrounding the subject property based on shared architectural characteristics. Although the existing building was constructed within the period of significance as a commercial structure for the adjacent residential neighborhood, it has been altered to a point where it no longer reflects the character of the identified potential historic district. Therefore, the existing building at 536 Central Avenue does not contribute to the potential historic district and would not have an adverse impact on a potential California Register historic district located in this portion of the North of the Panhandle neighborhood. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

The proposed project at 536 Central Avenue would not have an adverse impact on a potential California Register historic district in the North of the Panhandle neighborhood. The contemporary design of the proposed three-story residential building would be sensitive to the historic resources in the area. The proposed project would also be compatible with the massing in the neighborhood and incorporates details that are characteristic of the buildings in the neighborhood. Therefore, the construction of the proposed building would not detract from the potential historic district in this portion of the North of the Panhandle neighborhood.

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[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. July 05, 2007. (See Attached).

The proposed construction would include a new 4,600-square-foot, three-story emergency overnight youth shelter residential building. Section 15302, or Class 2, provides an exemption from environmental review for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Therefore, the proposed construction of a new 20-bed emergency youth shelter residential building, which would replace the existing 20-bed youth shelter, is exempt from environmental review under Class 2.

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 536 Central Avenue
Block: 1198 Lot: 024
Case No.: 2007.0219E
Date of Review: **07/05/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant
Name:
Company:
Address:

Phone:
Fax:
Email:

Owner
Name: Amy Beinart
Company: Larkin Street Youth Services
Address: 1137 Sutter Street
San Francisco, CA 94109
Phone: 415-673-0911
Fax:
Email: amyb.st@sbcglobal.net

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing two-story group housing building; and
- The construction of a new three-story group housing building featuring a flat roof, projecting bay windows, horizontal wood siding, aluminum windows, and a recessed entrance.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

536 Central Avenue is located on the east side of the street between Hayes and Grove Streets in the central portion of the North of Panhandle neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-3 District (House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale single-family homes and flats, most of which were constructed between the 1870's – 1920's. Building heights in the neighborhood are predominately two stories above a ground (basement or garage) floor. There are a few three story apartment buildings, mainly located at the corners of Hayes and Grove Streets. Building styles and ornamentation are in a variety of architectural types with the predominant styles being late-

Italianate, Stick-Eastlake, Queen Anne, Shingle/First Bay with Craftsman details, and Edwardian. The Panhandle Park is one block to the south of the subject property.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance: c. 1870 – 1920

Notes:

536 Central Avenue is a two-story commercial structure constructed in 1905. Likely designed in a Mission Revival style, today the building covers the entire lot and features a plain painted stucco façade, a central doorway at the street, and a small low-pitched roof clad in Spanish tiles. With the exception of the front entrance, there are no other openings on the building.

536 Central Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Event), 2 (Person), or 3 (Architecture). There are no construction records for 536 Central Avenue but there is an application for water service that dates to 1905. The 1889 Sanborn map shows a building on the site that is labeled "restaurant" which has a different footprint than what appears on later Sanborn maps. The 1913-1915 Sanborn map shows a building of a similar footprint to the current building. It is labeled "store (laundry)" with a dwelling in the rear. It is likely that the building was constructed in 1905 as a commercial facility that served the adjacent neighborhood. Photographs from the 1950s – 1971 give an indication of what the original building may have looked like. There was a storefront located at the northern portion of the first floor, with a recessed entrance, transom lites, and a building entrance at the southern side. There are traces of the Mission Revival style present. By 1971, the storefront has been removed and replaced with thin windows for the church that occupied the building. At some point all of the openings were removed except for the existing entrance. Due to several alterations, including the loss and reconfiguration of the historic commercial storefront, the subject building at 536 Central Avenue can no longer be considered a historic resource.

J.B. Bourie is listed as the owners of 536 Central Avenue in 1905, who owned the building until 1930 and ran a laundry service from the commercial space in the building. From approximately 1930 to 1960 Edward and Adeline Dalmon owned the property and operated a laundry facility. In 1960 the building was transferred to Antonio and Alice Repetto, who immediately sold it to Richard Wayne Nelson. In 1967, 536 Central Avenue changed owners three times in the next year to Theodore Roosevelt Mims, Lucy Mims, Charles Chatman, and Jericho Missionary Baptist Church, respectively. 536 Central Avenue remained church property until 1985, when it was sold to Catholic Charities CYO. It was purchased by the current owner, Larkin Street Youth Services in 2005. Research has not revealed information indicating that J.B. Bourie or any subsequent owners or occupants of 536 Central Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 536 Central Avenue does not meet Criteria 2 (People).

This portion of the North of Panhandle neighborhood does appear to qualify as a potential California Register Historic District. The immediate neighborhood contains a high concentration of buildings that were constructed between the 1870's – 1920's, when the area was developed for residential housing soon after the Golden Gate and Panhandle park land was deeded to San Francisco in 1870. In the 1880's the McAllister, Haight, and Hayes Streets streetcar lines were completed, furthering the spread of residential housing in the area. As a result of this development, there is a considerable degree of visual harmony among the flats and homes in the neighborhood. The building styles vary but late Italianate, Stick-Eastlake, Queen Anne, Shingle/First Bay with Craftsman details, and Edwardian styles predominate. Most buildings still display a high level of historic architectural integrity; while there have been some alterations, the majority still possess the basic form and architectural detailing associated with their style from the above-cited period of significance. The high concentration of architecturally unified buildings indicates the existence of a potential district in this portion of the North of Panhandle neighborhood based on shared architectural characteristics.

536 Central Avenue does not appear to contribute to this potential California Register historic district. While 536 Central Avenue was constructed within the period of significance as a commercial structure for the adjacent residential neighborhood, it has been altered to a point where today it no longer reflects the character if the identified potential historic district. As such, 536 Central Avenue does not contribute to the potential historic district in this portion of the North of Panhandle neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☐ Retains	☒ Lacks	**feeling**	☐ Retains	☒ Lacks
materials	☐ Retains	☒ Lacks	**association**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

536 Central Avenue possesses a low degree of historic architectural integrity, having undergone several alterations during its lifetime. Photographs from the 1950s – 1971 give an indication of what the original building may have looked like. There was a storefront located at the northern portion of the first floor, with a recessed entrance, transom lites, and a building entrance at the southern side. There are traces of the original Mission Revival style present. By 1971, the storefront has been removed and replaced with thin windows for the church that occupied the building. At some point all of the openings were removed except for the existing entrance. Despite these alterations, 536 Central Avenue still retains its original massing and scale, and therefore it's integrity of location. The adjacent buildings were constructed prior to 1905 and so the building still retains its integrity of setting.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 536 Central Avenue is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 536 Central Avenue is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 536 Central Avenue will not have an adverse impact on a potential California Register historic district located in this portion of the North of Panhandle neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between the 1870's – 1920's, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood.

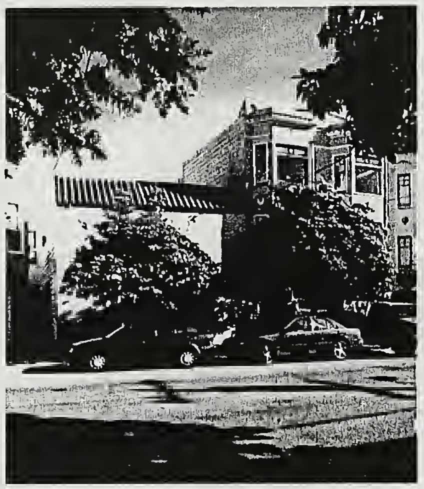
While contemporary in design, the proposed structure at 536 Central Avenue is sensitive to the historic resources in the area. The majority of the buildings that are eligible for a potential California Register historic district typically are three stories (two-plus-basement/garage) in height. The buildings located to either side of 536 Central Avenue are three stories. The proposed project is three stories and is compatible with the massing of the neighborhood. The proposed building will be constructed at the front lot line with the northern half of the building recessed and featuring the building's entrance. The ground floor is detailed with windows and landscaping. These details are characteristic of the buildings in the neighborhood. In sum, the proposed building picks up elements of the historic buildings in the neighborhood yet does not recreate the architectural styles or create a false sense of history. The building will not detract from the potential historic district in this portion of the North of Panhandle neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature______________________ Date: 7/5/07

Tim Frye, Acting Preservation Coordinator for
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



536 Central Avenue

Neighbor to the north

Rear yard of neighbor to the south

East side of Central Avenue between Grove St. and Hayes Street

Diamond Youth Home

536 Central Avenue
San Francisco, CA 94117

for
Larkin Street Youth Services
1138 Sutter Street
San Francisco, CA 94109

GLASS Associates, Inc.
Architecture & Planning

300 Lakeside Drive, Suite 1975
Oakland, CA 94612

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SITE & NEIGHBORHOOD PHOTOS

LICENSE STAMP

REVISIONS	BY	REVISIONS	BY

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2007.0327E – Alteration to Existing Lobby Entrance and Storefronts
Location:	120 Montgomery Street, between Bush and Sutter Streets
Block and Lot:	Block 0289; Lot 005
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is located on the east side of Montgomery Street between Bush and Sutter Streets in the Financial District. The 428,295 square-foot, 25-story, Equitable Life Building at 120 Montgomery Street is within a C-3-O (Downtown Office) Zoning District and a 350-S Height and Bulk District. The building is approximately 320 feet in height with no off-street parking. The Equitable Life Building was built in 1955 and is a Unrated-Category V Building under the Downtown Area Plan and *Planning Code* Article 11. The proposed project consists of connecting the existing lobby to a new expanded lobby located on the corner of Montgomery and Sutter Streets. The proposal would alter the 120 Montgomery Street ground floor by restoring the main entrance on Montgomery Street and replacing the existing storefronts and windows in the remaining bays. The granite material on the main entrance would be removed and the three windows above the entrance would be restored. In the four corner bays at the intersection of Sutter and Montgomery Streets, the existing doors and windows would be removed and replaced with a recessed oval-shaped lobby with a curvilinear glass-and-metal storefront. In the remaining bays, the existing windows and granite sills would be removed and replaced with metal-and-glass storefronts.

8
9
7/07

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Michael J. Burke, Representative — Telephone: (415) 777-2727

EXEMPT STATUS:
X Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger — Telephone: (415) 575-9024

Date of Determination:

July 17, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Lisa Gibson for
Paul Maltzer
Environmental Review Officer

cc: Michael Burke, Project Contact
April Hesik, NE Quadrant
Adam Light, NE Quadrant
Supervisor Aaron Peskin

Historical Preservation List
Bulletin Board
M.D.F.
Exemption / Exclusion File

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Remarks: This proposed project follows a previously approved project to over-clad the existing exterior marble elevations with crystallized glass panels. A Class 31 Categorical Exemption was issued for the over-cladding project on January 11, 2007 (Case No. 2006.1063E). Project construction is anticipated to commence in mid-September 2007.[1]

The subject building is a 25-story office building, built between 1953 and 1955. The building was designed in the Corporate Modern style, typical of tall office buildings of this time period. The Equitable Life Building is not located within the boundaries of a Historic District or Conservation District, although the Pine-Sansome Conservation District is located one half-block to the north and the Kearny-Market-Mason-Sutter Conservation District is located one half-block to the west. However, there are several individually significant historical resources located in the vicinity of the site. These include the adjacent buildings at 130 Montgomery (the Title Insurance and Guaranty Company Building) and 225 Bush Street (the Standard Oil Building), both of which are listed as Category I Significant Buildings in Article 11 of the *Planning Code.* The proposed alteration to the ground floor and second-floor windows at 120 Montgomery Street would not have an adverse effect on any of these nearby historical resources. The project would not result in any physical impacts to the resources and would not compromise their setting.[2]

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the Historic Resource Evaluation (HRE), 120 Montgomery Street appears eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture), and retains sufficient integrity to convey its historical significance.[3]

Because the existing building is considered a historical resource under CEQA, the proposed project is required to comply with the *Secretary of the Interior's Standards for the Treatment of Historical Properties (standards)*, which provides guidance for reviewing proposed work to historic properties. Planning Department staff determined the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Consequently, the proposed project would not result in an adverse impact on a historic resource.[4]

The project appears to meet the Secretary of the Interior's Standards for Rehabilitation. In making this determination of consistency with the *standards,* the Planning Department reviewed an evaluation of the project prepared by Page & Turnbull, Inc. (*Addendum to December 2006 Historic Resource Evaluation,* March 27, 2007) and consulted with the Foundation for San Francisco's Architectural Heritage. The main entrance on Montgomery Street would be rehabilitated in a manner consistent with its historic appearance. The large granite surround applied in the 1980s would be removed and replaced with a narrow surround that closely matches the original surround in design and configuration. The three windows that were covered in the 1980s would be restored to match the existing windows. The remaining changes would occur within the openings of the structural bays of the building, an area that was intended to accommodate changing commercial uses. The existing windows and secondary entrances in all of the bays would be removed and replaced with new storefront systems. In connection with the installation of new storefronts, the existing granite sills, many of which were reclad in the 1980s, would be removed. Neither the ground-floor windows or sills are significant character-defining features of the building, and the proposed storefronts are consistent with the building's character and harmonize with the profile and material on the upper floors. The oval lobby that would be constructed within the four corner bays would be a clearly contemporary addition to the building. However, because the lobby would be located within the existing bays, it would not detract from the articulation of the structural piers and would not impair the overall integrity of the building.

---

[1] Personal communication with Will Birdsey, Hines, July 17, 2007.

[2] Memorandum from April Hesik, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, June 8, 2007 (see attached).

[3] Ibid.

[4] Ibid.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for minor interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include minor interior and exterior alterations of the existing building as discussed above, and would not result in an increase in gross square footage, or expansion of the size or use of the existing building. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant or cumulatively significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 120 Montgomery Street
Block: 0289 Lot: 005
Case No.: 2007.0327E
Date of Review: June 8, 2007

Planning Department Reviewer:
April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant:
Name: Michael J. Burke
Company: Ellman, Burke, Hoffman & Johnson
Address: 601 California Street, 19th Floor, San Francisco, CA 94108
Phone: (415) 777-2727
Fax: (415) 495-7587
Email: mburke@ellman-burke.com

Owner:
Name: Hanns Lee
Company: 120 Montgomery Associates c/o Hines
Address: 101 California Street, Suite 1000, San Francisco, CA 94111
Phone: (415) 982-6200
Fax: (415) 399-1442
Email: hanns_lee@hines.com

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:

The proposal is to alter the ground floor of 120 Montgomery Street by restoring the main entrance on Montgomery Street and replacing the existing storefronts and windows in the remaining bays. The granite surround on the main entrance will be removed and the three windows above the entrance will be restored. In the four corner bays at the intersection of Sutter and Montgomery Streets, the existing doors and windows will be removed and replaced with a recessed oval-shaped lobby with a curvilinear glass-and-metal storefront. In the remaining bays, the existing windows and granite sills will be removed and replaced with metal-and-glass storefront systems.

This proposal follows a previously approved project to over-clad the existing exterior marble elevations with crystallized glass panels. A Class 31 Categorical Exemption was issued for the over-cladding project on January 11, 2007 (Case No. 2006.1063E).

Pre-Existing Historic Rating / Survey:

- 120 Montgomery Street is an Unrated Building-Category V under the Downtown Area Plan and Planning Code Article 11.

Historic District / Neighborhood Context:

120 Montgomery Street is located in San Francisco's Financial District, at the northeast corner of Montgomery and Sutter Streets. The building is within a C-3-O (Downtown Office) Zoning District and a 350-S Height District. The neighborhood context consists of office buildings ranging in height from 6 to 43 stories. Building styles are mixed, and construction dates range from the early nineteenth century though the 1980s. Structures adjacent to 120 Montgomery Street include the Title Insurance and Guaranty Company Building at 130 Montgomery, a six-story office building constructed in 1930; 1 Sansome Street, a 41-story office building constructed in 1983; 180

Montgomery Street, a 25-story office building constructed in 1978; and the Standard Oil Building at 225 Bush Street, a 22-story office building constructed in 1948.

120 Montgomery is not located within the boundaries of a Historic District or Conservation District, although the Pine-Sansome Conservation District is located one half-block to the north and the Kearny-Market-Mason-Sutter Conservation District is located one half-block to the west. However, there are several individually significant historical resources located in the vicinity of the site. These include the adjacent buildings at 130 Montgomery (the Title Insurance and Guaranty Company Building) and 225 Bush Street (the Standard Oil Building), both of which are listed as Significant Buildings-Category I in Article 11 of the Planning Code. Other historical resources in the vicinity include 105 Montgomery Street, constructed in 1910 and listed in the Citywide Architectural Survey; 149 Montgomery, a Category I Building constructed in 1921; 235 Montgomery Street, a Category I Building constructed in 1927; the Mills Building at 220 Montgomery Street, a Category I Building originally constructed in 1891; 110 Sutter Street, a Category I Building constructed in 1906; 111 Sutter Street, a Category I building constructed in 1926; and the 1917 Hallidie Building at 130 Sutter Street, which is City Landmark No. 37 and a Category I Building.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance: N/A

Notes: Designed by architect Wilbur D. Peugh and built between 1953 and 1955, 120 Montgomery Street was historically known as the Equitable Life Building. According to research conducted by Page & Turnbull, 120 Montgomery Street appears eligible for individual listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture). The building was not found to be eligible under Criterion 2 (Persons) because research did not reveal an intimate association with the lives of persons important to history. (See Page & Turnbull, Inc., *Historic Resource Evaluation: Equitable Life Building*, December 5, 2006, on file in the docket for Case No. 2006.1063E).

Criterion 1 (Events): 120 Montgomery Street was the first high-rise building constructed in San Francisco after World War II. When built, it was the largest and tallest office building in San Francisco. The building was prominently featured in architectural journals, which focused on its engineering feats and aesthetic characteristics, and local newspapers, which conveyed day-to-day construction and real estate-related information. The building was probably the first example of the

"Corporate Moderne" style of architecture in San Francisco, which is described below. In addition to its aesthetic qualities, 120 Montgomery Street was also the first commercial building in San Francisco designed in accordance with the city's 1948 seismic code. 120 Montgomery was also noted for its operator-less elevators and prominent roof sign, and was the first major building in San Francisco to be fully air-conditioned.

Criterion 3 (Architecture): 120 Montgomery Street appears eligible for listing under Criterion 3 because it embodies the distinctive characteristics of the "Corporate Moderne" style of architecture, and also embodies the distinctive characteristics of a method of construction, particularly as related to innovations in seismic strengthening after World War II.

120 Montgomery Street was the last project of architect Wilbur Peugh (1897-1953), who died unexpectedly at the age of 56 during its construction. (The project was completed under the direction of his successors, Lourbet and Glynn). Born in Kelseyville, California, in 1897, Peugh's career spanned the pre-War era characterized by the Moderne style and the post-War era in which the International Style dominated. Early in his career in the late 1920s, Peugh developed a working relationship with San Francisco financier and real estate developer Louis Lurie, for whom he designed a number of commercial buildings. Peugh's pre-War projects were influenced by the Art Deco and Moderne styles and include the Title Insurance and Guaranty Company Building at 130 Montgomery (1930), which adjacent to 120 Montgomery Street; the Pacific National Bank Building at 333 Montgomery (1930); the West Portal Branch of the San Francisco Bank (1935-36); the Lurie Building at 417 Montgomery (1936); and the Film Exchange Buildings at 245-259 Hyde Street. After the War, Peugh was additionally influenced by contemporary architectural trends, including the International Style. Post-War projects included the Sears, Roebuck and Company Building on Geary Boulevard; the United Airlines buildings at the San Francisco Airport; the Standard Oil Company plant in Richmond; the State Department of Public Health buildings in Berkeley; the Pacific Mutual Life Building, formerly at 600 Montgomery Street; and the Equitable Life Building at 120 Montgomery Street.

120 Montgomery Street embodies a transitional building style that blended elements of the Streamline Moderne and International Styles. Designed with a two-part vertical composition, the building features a tower that rises from a two-story base and recalls the monumentality of Classical forms: the overall effect is of a plinth surmounted by tall, slender columns. Traditional and contemporary materials are juxtaposed on the exterior of the building: white Vermont marble cladding alternates with mass-produced stainless steel mullions, aluminum windows, and aluminum spandrels. On the tower, vertical strips of marble cover the structural columns while aluminum window groupings framed by stainless steel mullions span the openings. Between the windows are sculptural aluminum spandrels detailed with a three-dimensional "folded-plate" design that is reminiscent of Art Deco and Streamline Moderne styles.

120 Montgomery Street also embodies the distinctive characteristics of post-War high-rise construction, particularly with regard to innovations in seismic strengthening. The project engineers, F.W. Kellberg & Associates, implemented many innovative engineering solutions to meet with seismic requirements. The concrete-encased steel columns were tapered from the ground to the top of the building; exterior columns and innovative butterfly beams provided lateral support on the lower floors; and steel members were bolted rather than welded.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting**,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling**,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association**.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: 120 Montgomery Street retains all seven aspects of integrity and conveys its significance as a historical resource. The building is located on its original place of construction, and retains most of its original design, materials, and workmanship. With the exception of changes to the ground floor, there appear to have been very few exterior alterations. In particular, on the upper floors, the marble cladding and metal windows and spandrels are largely unaltered. As is typical with commercial buildings, the ground floor contains more alterations. In particular, in the late 1980s, a large granite surround was constructed around the main building entrance on Sutter Street, obscuring a bay of three windows located above the entrance. New granite was applied to the base throughout the ground floor. A second entrance occupying one of the bays on Montgomery Street was removed, and the bay was reconfigured to include new windows, a new granite base, and a small entrance. In two other bays on Montgomery Street, the windows openings were increased in height and portions of the granite base were removed.

The building's Financial District setting has not been compromised, despite the subsequent construction of several high-rises in the immediate vicinity in the 1970s and 1980s. 120 Montgomery Street expresses the feeling of a mid-century office building, and the association between the building's physical form and its historical significance is apparent.

The project sponsors have obtained a building permit to over-clad the existing marble panels, which are spalling and cracking, with crystallized glass panels. This proposal was analyzed in the Historic Resource Evaluation Response for Case No. 2006.1063E and determined to be consistent with the Secretary's Standards for Rehabilitation. Although this future alteration will diminish the integrity of materials, the other aspects of integrity will not be diminished, and the building will retain overall integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☒ Category C

Notes: 120 Montgomery Street is a historical resource for purposes of CEQA. As described above and in the Historic Resource Evaluation prepared by Page &Turnbull, 120 Montgomery Street appears eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture) and retains sufficient integrity to convey its historical significance.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See explanation below of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

The project appears to meet the Secretary of the Interior's Standards for Rehabilitation, which have been determined to be the most appropriate treatment option. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, or additions while preserving those portions or features which convey its historical, cultural, or architectural value." In making this determination, the Planning Department has reviewed an evaluation of the project prepared by Page & Turnbull, Inc. (*Addendum to December 2006 Historic Resource Evaluation*, March 27, 2007) and consulted with the Foundation for San Francisco's Architectural Heritage. The proposal appears to be consistent with the Rehabilitation Standards. The main entrance on Montgomery Street will be rehabilitated in a manner consistent with its historic appearance. The large granite surround applied in the 1980s will be removed and replaced with a narrow surround that closely matches the original surround in design and configuration. The three windows that were covered in the 1980s will be restored to match the existing windows. The remaining changes will occur within the openings of the structural bays of the building, an area that was intended to accommodate changing commercial uses. The existing windows and secondary entrances in all of the bays will be removed and replaced with new storefront systems. In connection with the installation of new storefronts, the existing granite sills, many of which were reclad in the 1980s, will be removed. Neither the ground-floor windows or sills are significant character-defining features of the building, and the proposed storefronts are consistent with the building's character and harmonize with the sash profile and material palette on the upper floors. The oval lobby that will be constructed within the four corner bays will be a clearly contemporary addition to the building. However, because the lobby will be located within the existing bays, it will not detract from the articulation of the structural piers and will not impair the overall integrity of the building.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As described above, 120 Montgomery Street is adjacent to two historical resources: the Title Insurance and Guaranty Company Building at 130 Montgomery and the Standard Oil Building at 225 Bush Street. 120 Montgomery is also in the vicinity of several historically significant buildings, including the following: 105 Montgomery Street; 149 Montgomery Street; 235 Montgomery Street; 220 Montgomery Street; 110 Sutter Street; 111 Sutter Street; and 130 Sutter Street.

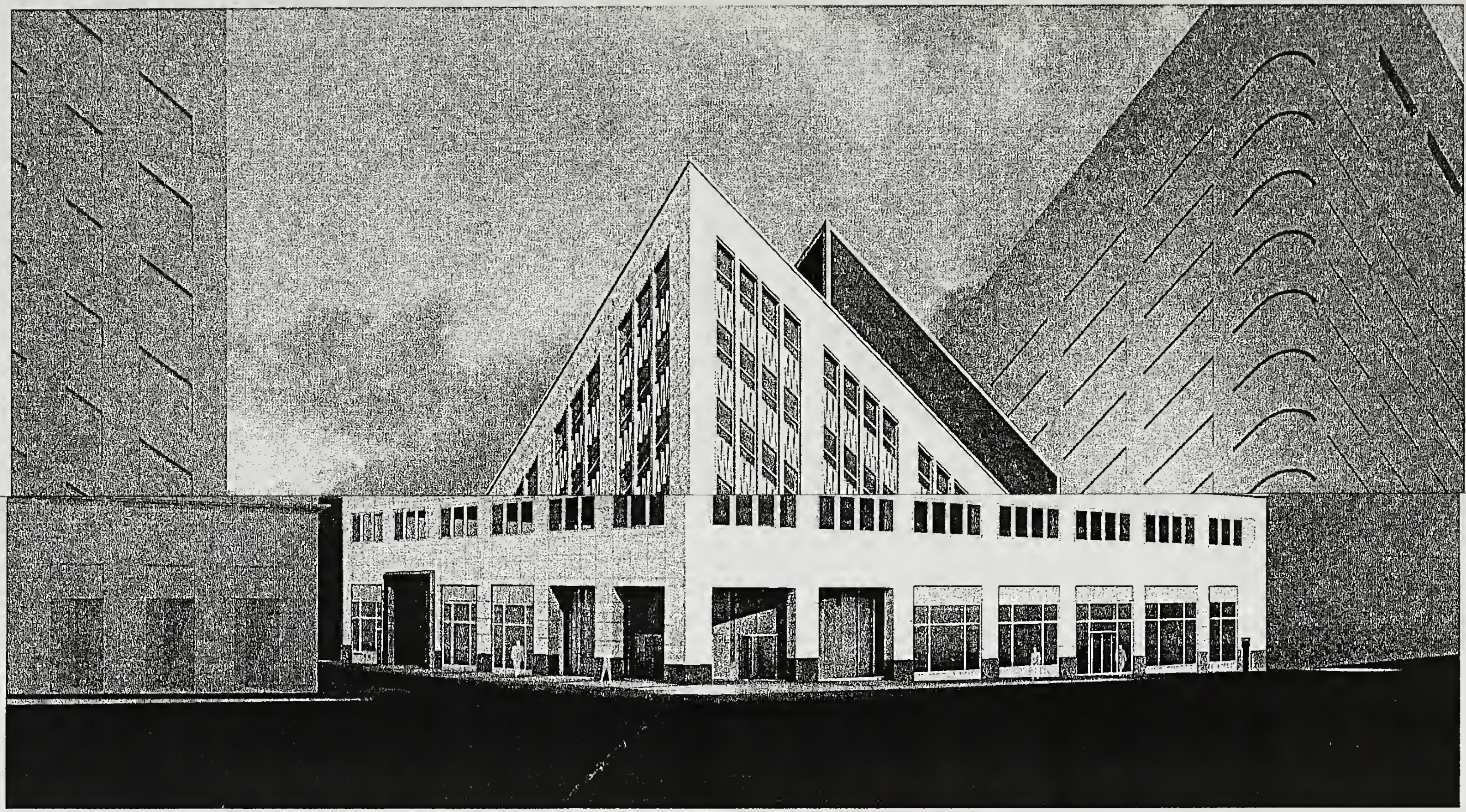
The proposed alteration to the ground floor and second-floor windows at 120 Montgomery Street will not have an adverse effect on any of these nearby historical resources. The project will not result in any physical impacts to the resources and will not compromise their setting.

PRESERVATION COORDINATOR REVIEW

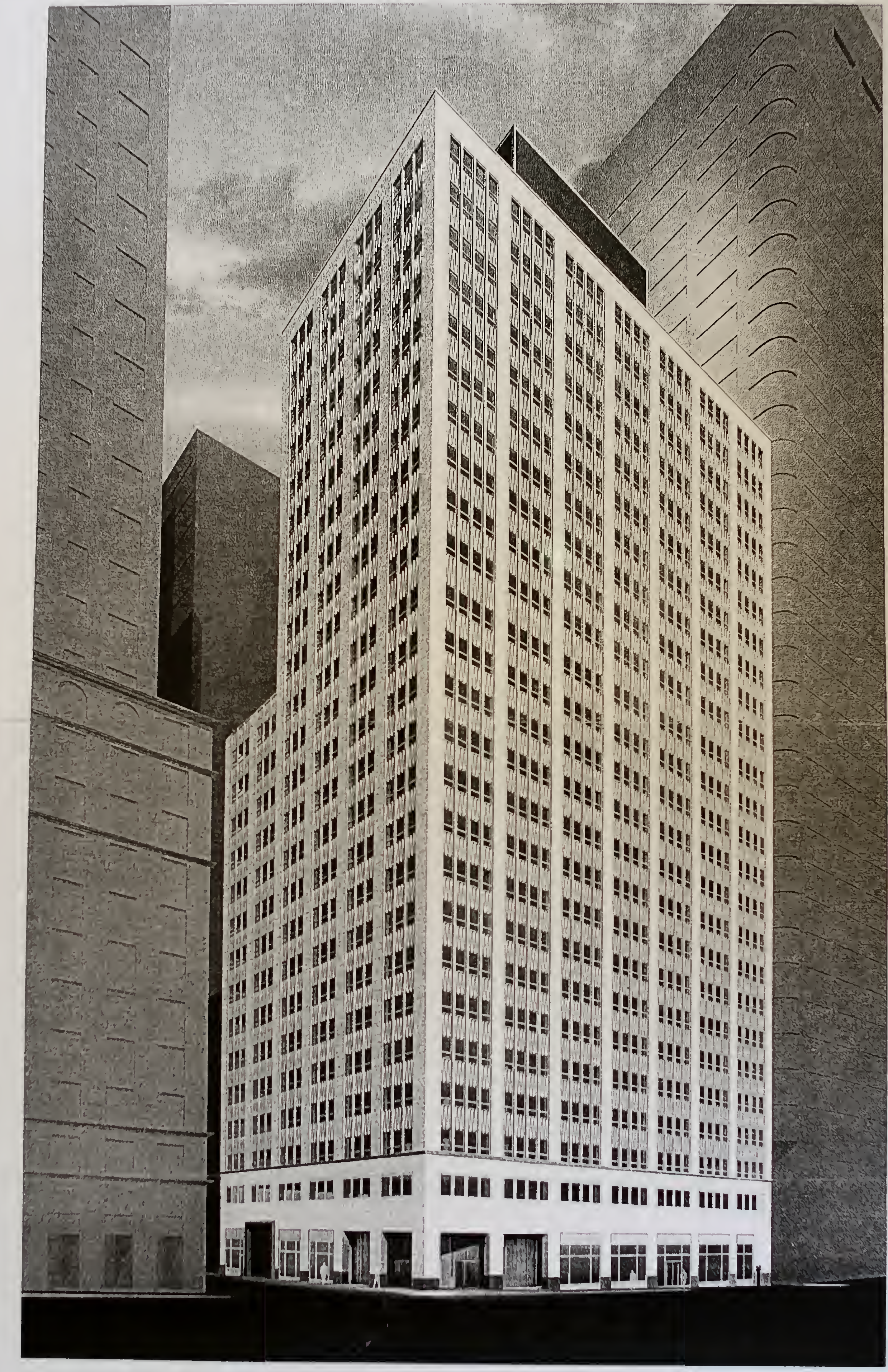
Signature________________ Date: 6·26·07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

②



PROPOSED
120 MONTGOMERY
HINES
SAN FRANCISCO, CA
ROBERT A.M. STERN ARCHITECTS
JANUARY 23, 2007



PROPOSED

120 MONTGOMERY

HINES

SAN FRANCISCO, CA

ROBERT A.M. STERN ARCHITECTS

JANUARY 23, 2007

SAN FRANCISCO
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2006.1376E –Alterations to Single-Family Detached Residence
Location:	3052 Pacific Avenue
Block/Lot	0964/ 007 & 009
City and County	San Francisco

Description of Nature and Purpose of Project: The approximately 14,831-square-foot project site is located at 3052 Pacific Avenue [Assessor's Block 0964, Lot 007 & 009] on the north side, on a block bounded by Lyon, Broadway and Baker Streets in the Pacific Heights neighborhood. The existing 7,050 square-foot, two-story single-family detached residence on the site was constructed in 1924. The proposed project consists of several alterations to the exterior façade on all sides of the building, interior alterations, a seismic upgrade, and alterations to the existing landscaped grounds. The proposed project would not involve the expansion of the building envelope and would remain a single-family detached residence. The proposed project would require a variance from the Planning Code rear yard requirement. The existing building is included in the Unreinforced Masonry Buildings Survey (1990), with a rating of *Priority I (Highest Value)* and Rated 3S, or *Determined Eligible for the National Register of Historic Places as an Individual Landmark*. The project site is located in the RH-1(D) (One-Family, Detached Dwellings) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Cincotta Telephone: (415) 984-9681

EXEMPT STATUS:
X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(a)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger Telephone: (415) 575-9024

Date of Determination:

July 20, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for Paul Maltzer
Environmental Review Office

cc: David Cincotta, Project Contact
Tara Sullivan-Lenane, NW Quadrant
Supervisor Alioto-Pier - Board of Supervisors, District 2
Bulletin Board

M.D.F.
Exemption/Exclusion File
Historical Preservation List

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REMARKS

The proposed project consists of several elements:

- **On the West (primary) façade:**
    - The removal of two metal grills that flank the entrance door;
    - The installation of a new metal-and-glass arbor along the southern portion of the façade that would connect to a new garage structure;
    - The removal of a single-pane segmental-headed window along the southern portion of the façade; the removal of a portion of the wall surrounding the window; the installation of a new landing and stair; and the installation of a pair of metal doors and surround;
    - The installation of a new metal and glass 'arbor' along the "L"; the installation of a new stairway featuring a glass and metal railing along the downhill slope of the northern facade;
    - The removal of two one-over-one double hung windows and historic window grills at the basement floor; the installation of a pair of metal and glass doors; the installation of a new one-story deck area extending out from the basement floor along the downhill slope;
    - The in-kind replacement of all windows on the façade, to match the existing windows in terms of configuration, operation, material, finish, and details.

- **On the South façade:**
    - The removal of a pair of single-pane windows with arch transom & decorative column mullion; the removal of a portion of the wall beneath the windows; and the installation of a new entrance door;
    - The in-kind replacement of all windows on the façade, to match the existing windows in terms of configuration, operation, material, finish, and details.

- **On the North (Broadway) façade:**
    - The removal of ten (10) window openings, some featuring historic metal window grills, and one featuring decorative tile surrounds;
    - The relocation and enlargement of three (3) casement window openings at the second floor with the installation of three (3) new casement windows;
    - The installation of a new casement window at the second floor;
    - The installation of three (3) new full-height pairs of casement windows with new metal French balconettes at the basement floor;
    - The construction of a two-story metal and glass bay window;
    - The enclosement of the two-story side porch;
    - The construction of a terraced patio and stair at the western side of the house, featuring glass and metal railings.

- **On the East façade:**
    - The removal of eight (8) window openings;
    - The installation of a new kitchen ventilation chimney at the southern portion of the façade;
    - The enlargement of three (3) window openings at the first floor into one large multi-pane window;
    - The in-kind replacement of all windows on the façade, to match the existing windows in terms of configuration, operation, material, finish, and details; and
    - The installation of a new garden wall and wood gate that abuts the house, with a metal and glass overhang.

- **Gardens/Landscaping:**
  - The removal of the historic landscaping pattern, including vegetation, walkways, and tiled fountain;
  - The installation of new landscaping, including a sculpture pool abutting the western (primary) façade, a swilling pool and spa, and fountain;
  - The alteration of the historic Spanish Colonial Revival-style retaining wall along the property line at Broadway, including raising it to approximately 9'-9" with a flat top and installing a new wood entrance door.

3052 Pacific Avenue is a two-story house constructed by G. Albert Lansburgh between 1922 and 1924. The house is a highly-developed and well-preserved example of a Spanish Colonial Revival residence, exhibiting characteristic features. The Lansburgh property is accessed along Pacific Avenue from a long paved driveway. The residence has an L-shaped plan that is oriented towards the west. The building is located on a deeply sloping property, and has a fully exposed basement story on the north elevation. 3052 Pacific Avenue features a variety of window types and decoration. There are several decorative windows, and many windows feature historic metal window grills. There is a one-story wood and stucco garage structure located on the southwest corner of the lot that was constructed in 1957 and detailed to match the main house. The west elevation of the Lansburgh House is the primary façade and forms an L-shaped plan. The north elevation of the Lansburgh House faces Broadway and is three stories in height with the inclusion of the exposed basement story. The east elevation of the Lansburgh House has two small additions that were constructed in 1944 on either end. The south elevation of the Lansburgh House is oriented towards Pacific Avenue.

The neighborhood is characterized by large mansions most of which were constructed between 1899 and the 1950's. Building heights typically range from two-stories above a ground floor to four stories. Building styles and ornamentation are in a variety of architectural types with prominent styles of Georgian, Colonial Revival, Neoclassical, Beaux-Arts, Tudor, First Bay Tradition, and Mission-Eclectic. There are several prominent houses in the area that have been designed by renowned architects, such as 2998 Broadway, designed by Walker Bliss (1913), and 2880 Broadway, designed by Willis Polk (1900).

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation (HRE), 3052 Pacific Avenue is eligible as an individual resource to the California Register of Historical Resources under Criteria 2 (Persons) and 3 (Architecture). The property is eligible under Criterion 2 for its significant association with the architect G. Albert Lansburgh. As discussed above, Lansburgh was educated at the Ecole des Beaux Arts in Paris and was a nationally recognized architect and designed many well-known commercial and civic buildings in San Francisco. Lansburgh was approaching the most productive and financially successful period of his career when he designed and constructed his home at 3052 Pacific Avenue and he completed the majority of his work in the nearly two decades he lived at the property. The house and its location reflect the growing success of Lansburgh's practice at the time of construction and it is the only known residential property he designed for his own use. Due to these facts as well as those discussed above, 3052 Pacific Avenue is eligible for the California Register of Historical Resources as an individual resource under Criterion 2.[1]

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[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, July 17, 2007 (see attached).

3052 Pacific Avenue is also eligible for the California Register of Historical Resources as an individual resource under Criterion 3 (Architecture), for it embodies the distinctive characteristics of a type, period, and method of construction as well as representing the work of a master and possesses high artistic values. 3052 Pacific Avenue embodies the distinctive characteristics of the Spanish Colonial Revival style. It is a well preserved and highly articulated example as applied to residential architecture constructed during this time period in San Francisco. In addition, G. Albert Lansburgh is a nationally recognized architect and qualifies as a master. Due to these facts as well as those discussed above, 3052 Pacific Avenue is eligible for the California Register of Historical Resources as an individual resource under Criterion 3.[2]

The Lansburgh House is a two-story Spanish Colonial Revival residence designed and constructed in 1924 by San Francisco architect Gustave Albert Lansburgh as his personal residence. The property also contains a detached garage and landscaped garden. The California Office of Historic Preservation has assigned a Status Code of 3S to the Lansburgh House, indicating that the property appears eligible for individual listing in the National Register through survey evaluation. The analysis in the Page & TurnBull Historic Resource Evaluation supports this finding, as well as supporting its eligibility for listing in the California Register under Criterion 2 and 3. The proposed project seeks to accommodate the interior plan and use changes, replace deteriorated fabric, and seismically stabilize the building. The project would result in alterations to the exterior envelope and window sash on the north, west (façade), and east elevations of the property and alterations to two 1944 additions on the east elevation. Most of the proposed alterations comply with the *Secretary of the Interior Standards for Rehabilitating Historic Buildings* (Standards) and would have a presumed less-than-significant effect on the property. The proposed alterations that do not comply with the Standards would not diminish the integrity of the Lansburgh House to such a degree that it would be ineligible for the California Register, and would therefore not have a substantial adverse effect on a historic resource.[3]

CEQA Guidelines Section 15301(a) of the CEQA Guidelines, or Class 1, provides an exemption from environmental review for interior or exterior alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Therefore, the proposed construction is exempt from environmental review under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[2] Ibid.

[3] Page & Turnbull, Historic Resource Evaluation for G. Albert Lansburgh House *3052 Pacific Avenue, San Francisco, California.* October 20, 2006. This report is available for review, by appointment, at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, in Case File No. 2006.1376E.

PLANNING DEPARTMENT
City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 3052 Pacific Avenue, aka
G. Albert Langburgh House
Block: 964 Lot(s): 007 & 009
Case No.: 2006.1376E
Date of Review: **07/06/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant		**Owner**	
Name:	Elaine Stiles	Name:	Jim Tananbaum
Company:	Page & Turnbull, Inc.	Company:	
Address:	724 Pine Street San Francisco, CA 94108	Address:	3712 Jackson Street San Francisco, CA 94118
Phone:	415-362-5154	Phone:	650-470-8103
Fax:		Fax:	
Email:	www.page-turnbull.com	Email:	jim@prospectventures.com

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- On the West (primary) façade:
  - The removal of two metal grills that flank the entrance door;;
  - The installation of a new metal-and-glass arbor along the southern portion of the façade that will connect to a new garage structure;
  - The removal of a single-pane segmental-headed window along the southern portion of the façade; the removal of a portion of the wall surrounding the window; the installation of a new landing and stair; and the installation of a pair of metal doors and surround;
  - The installation of a new metal and glass 'arbor' along the "L"; the installation of a new stairway featuring a glass and metal railing along the downhill slope of the northern facade;
  - The removal of two one-over-one double hung windows and historic window grills at the basement floor; the installation of a pair of metal and glass doors; the installation of a new one-story deck area extending out from the basement floor along the downhill slope;
  - The in-kind replacement of all windows on the façade, to match the existing windows in terms of configuration, operation, material, finish, and details.
- On the South façade:
  - The removal of a pair of single-pane windows with arch transom & decorative column mullion; the removal of a portion of the wall beneath the windows; and the installation of a new entrance door;

  - The in-kind replacement of all windows on the façade, to match the existing windows in terms of configuration, operation, material, finish, and details.
- On the North (Broadway) façade:
  - The removal of ten (10) window openings, some featuring historic metal window grills, and one featuring decorative tile surrounds;
  - The relocation and enlargement of three (3) casement window openings at the second floor with the installation of three (3) new casement windows;
  - The installation of a new casement window at the second floor;
  - The installation of three (3) new full-height pairs of casement windows with new metal French balconettes at the basement floor;
  - The construction of a two-story metal and glass bay window;
  - The enclosement of the two-story side porch;
  - The construction of a terraced patio and stair at the western side of the house, featuring glass and metal railings.
- On the East façade:
  - The removal of eight (8) window openings;
  - The installation of a new kitchen ventilation chimney at the southern portion of the façade;
  - The enlargement of three (3) window openings at the first floor into one large multi-pane window;
  - The in-kind replacement of all windows on the façade, to match the existing windows in terms of configuration, operation, material, finish, and details; and
  - The installation of a new garden wall and wood gate that abuts the house, with a metal and glass overhang.
- Gardens/Landscaping:
  - The removal of the historic landscaping pattern, including vegetation, walkways, and tiled fountain;
  - The installation of new landscaping, including a sculpture pool abutting the western (primary) façade, a swilling pool and spa, and fountain;
  - The alteration of the historic Spanish Colonial Revival-style retaining wall along the property line at Broadway, including raising it to approximately 9'-9" with a flat top and installing a new wood entrance door.

Pre-Existing Historic Rating / Survey:

- Unreinforced Masonry Buildings Survey (1990), with a rating of *Priority I, or of Highest Value*;
- Rated 3S, or *Determined Eligible for the National Register of Historic Places as an Individual Landmark*

Historic District / Neighborhood Context:

3052 Pacific Avenue is located on the north side of the Avenue between Lyon and Baker Streets in the western portion of the Pacific Heights neighborhood in San Francisco. Half-block from the Presidio Park, the building is surrounded primarily by residential land uses. It is within an RH-1(D) District and a 40-X Height and Bulk District.

The area is characterized by large mansions most of which were constructed between 1899 and the 1950's. Building heights typically range from two-stories above a ground floor to four stories. Building styles and ornamentation are in a variety of architectural types with prominent styles of Georgian, Colonial Revival, Neoclassical, Beaux-Arts, Tudor, First Bay Tradition, and Mission-Eclectic. There are several prominent houses in the area that have been designed by renowned architects, such as 2998 Broadway, designed by Walker Bliss (1913), and 2880 Broadway, designed by Willis Polk (1900).

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☒Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

3052 Pacific Avenue is a two-story house constructed by G. Albert Lansburgh between 1922 and 1924. The house is a highly-developed and well-preserved example of a Spanish Colonial Revival residence, exhibiting characteristic features such as an asymmetrical plan, plastered masonry exterior walls, red tile roof covering, an arcaded entry porch with columns, intermediary terraces, arched windows with spiral-fluted columns divisions, tracery window screens, and decorative iron window grills, balustrades, and balconies. The residence has an L-shaped plan that is oriented towards the west. The building is located on a deeply sloping property, and has a fully exposed basement story on the north elevation. There are three chimneys that imitate belfries.

3052 Pacific Avenue features a variety of window types and decoration. There are pairs of deeply set, arched windows framed by engaged columns with Corinthian capitals and spiral fluting, and have steel casement sashes and arched fixed transoms, with some opening onto a decorative balcony with iron railings. Other windows are utilitarian in design and are either segmental-headed single-pane openings, arched-headed single-pane casement with fixed transom, or square-headed double-hung windows. There are several decorative windows, and many windows feature historic metal window grills.

The west elevation of the Lansburgh House is the primary façade, which consists of a central, three-bay wide block flanked by a shallow projecting one-bay wide block on the south and a two-bay wide block on the north, and forms an L-shaped plan. The main entrance is centered beneath a recessed, arcaded entry porch (portico) featuring three arched bays supported on square, cast stone columns with beveled edges and Corinthian capitals. The entrance to the house is arched with a quoin surround, engaged Corinthian columns at the jambs, decorative imposts, and a blind arched transom, with a heavily decorated wood door. There are two narrow arched windows and metal grills on either side of the entrance, and the portico is decorated with wood beams and tiles. The second story of the central block has symmetrical fenestration pattern with decorative iron planter boxes set below the windows.

The north elevation of the Lansburgh House faces Broadway. It is three stories in height with the inclusion of the exposed basement story and has a purposeful irregular fenestration pattern on all stories, with a variety of window types, both decorative and utilitarian.

The east elevation of the Lansburgh House has two small additions that were constructed in 1944 on either end both featuring hipped roofs with clay tiles and casement windows. The main entry on this elevation is set off-center on the central block, accessed from the grade level via a short flight of stairs with balustrade, and has a quoined arched opening, keystone, and an arched wood door. The fenestration pattern on this elevation is more regular than the other facades with a variety of window types, and at the second floor there is a terrace that is plain in detail.

The south elevation of the Lansburgh House is oriented towards Pacific Avenue. The first story has three sets of decorative arched windows and the second floor features casement windows, with historic iron planters located beneath them.

The Lansburgh property is accessed along Pacific Avenue from a long paved driveway. The west portion of the lot (the primary façade with the first floor arcaded loggia) contains a parterre landscape garden centered on a decorative tile fountain with a putto sculpture. A wood pergola extends from the northern portion of the west (primary) façade and has marble column supports with composite capitals and decoratively carved wood brackets similar to decoration the main entrance. The pergola and garden arrangement are original to Lansburgh's site design according to surviving drawings for the property.

There is a one-story wood and stucco garage structure located on the southwest corner of the lot that was constructed in 1957 and detailed to match the main house.

Gustave Albert Lansburgh designed the house at 3052 Pacific Avenue. As detailed in the Historic Resource Evaluation prepared by Page & Turnbull, Inc.[1], the Lansburgh's purchased the property in 1922 for use as their personal residence. Lansburgh attended the University of California, Berkeley and the Ecole des Beaux-Arts in Paris. By the time he designed his home at 3052 Pacific Avenue, he was a nationally recognized designer with offices in San Francisco, New York, and Los Angeles.

3052 Pacific Avenue is designed in the Spanish Colonial Revival style which is based on the use of traditional Spanish colonial, Native American, and Mexican building materials and techniques and is characterized by thick masonry walls of adobe brick or stucco, arcades, multiple doorways, deeply recessed openings with multi-lite windows, and sculpted parapets resembling a traditional mission belfry. Spanish Colonial Revival style residences are typically characterized by asymmetrical plans, thick masonry walls with plaster finishes, arched door and window openings, low-pitched gable roofs with minimal overhangs, and terracotta tile roof sheathing.

Eligibility.

3052 Pacific Avenue, aka the Lansburgh House, is eligible as an individual resource to the California Register of Historic Places under Criteria 2 (Persons) and 3 (Architecture). The property is eligible under Criterion 2 for its significant association with the architect G. Albert Lansburgh. As discussed above, Lansburgh was educated at the Ecole des Beaux Arts in Paris and was a nationally recognized architect and designed many well-known commercial and civic buildings in San Francisco. Lansburgh was approaching the most productive and financially successful period of his career when he designed and constructed his home at 3052 Pacific Avenue and he completed the majority of his work in the nearly two decades he lived at the property. The house and its location reflect the growing success of Lansburgh's practice at the time of construction and it is the only known residential property he designed for his own use. Due to these facts as well as those discussed above, 3052 Pacific Avenue is eligible for the California Register of Historical Resources as an individual resource under Criterion 2.

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[1] *Historic Resource Evaluation: G. Albert Landsburgh House*, Page & Turnbull, Inc., October 20, 2006

3052 Pacific Avenue is also eligible for the California Register of Historical Resources as an individual resource under Criterion 3 (Architecture), for it embodies the distinctive characteristics of a type, period, and method of construction as well as representing the work of a master and possesses high artistic values. 3052 Pacific Avenue embodies the distinctive characteristics of the Spanish Colonial Revival style. It is a well preserved and highly articulated example as applied to residential architecture constructed during this time period in San Francisco. In addition, G. Albert Lansburgh is a nationally-recognized architect and qualifies as a master. Due to these facts as well as those discussed above, 3052 Pacific Avenue is eligible for the California Register of Historical Resources as an individual resource under Criterion 3.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3052 Pacific Avenue, the Lansburgh House, retains an exceptionally high degree of integrity, having undergone few visible alterations during its lifetime. The building is a quintessential example of the Spanish Colonial Revival style. Historic details such as the asymmetrical plan, low pitched gable roof with red tile covering, belfry-style chimneys, stuccoed wall surfaces, eclectic fenestration pattern featuring arched window and door openings, arcaded entry porch with square columns, decorative cased beams and joist ceiling, and statutory niches, elaborately carved masonry surrounds at the entrances, heavily carved entrance doors, and all decorative detailing, including metal plant boxes, window grilles, tile accents, and terraces, are intact. Records indicate few alterations to the house – there were two small one-story additions added to the east elevation in 1944. In addition to the main house, the landscape features of the property retain a high degree of integrity. While a carport was added to the garage structure located on the southwest corner of the property, the remainder is intact: the parterre landscaped garden with a decorative tile fountain featuring a putto sculpture, a wood pergola with marble column supports, composite capitals, and decoratively carved brackets. Records indicate that the pergola and garden arrangement are original to Lansburgh's site design according to the surviving drawings for the property. In sum, 3052 Pacific Street retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

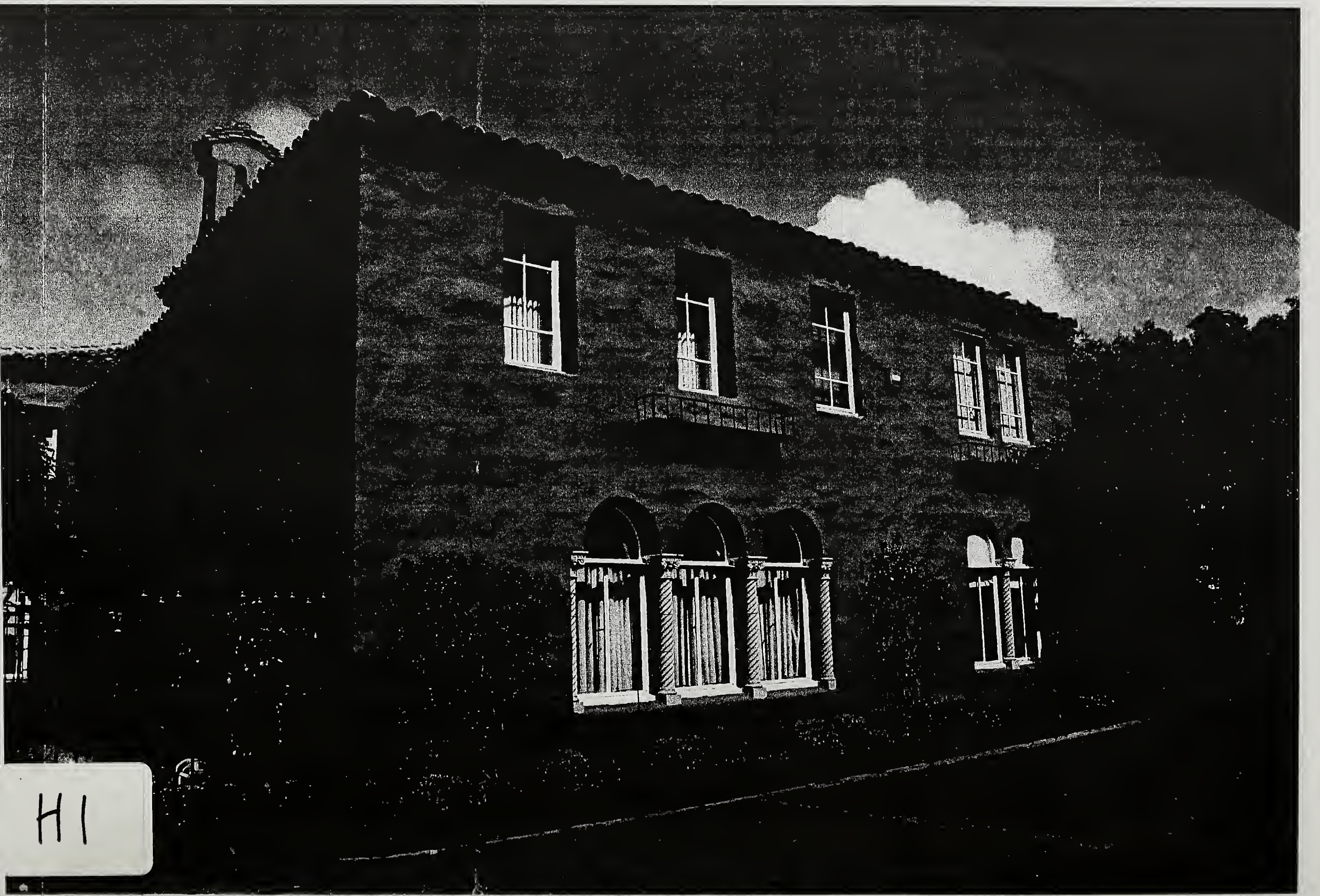
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☐No ☒Unable to determine

PRESERVATION COORDINATOR REVIEW

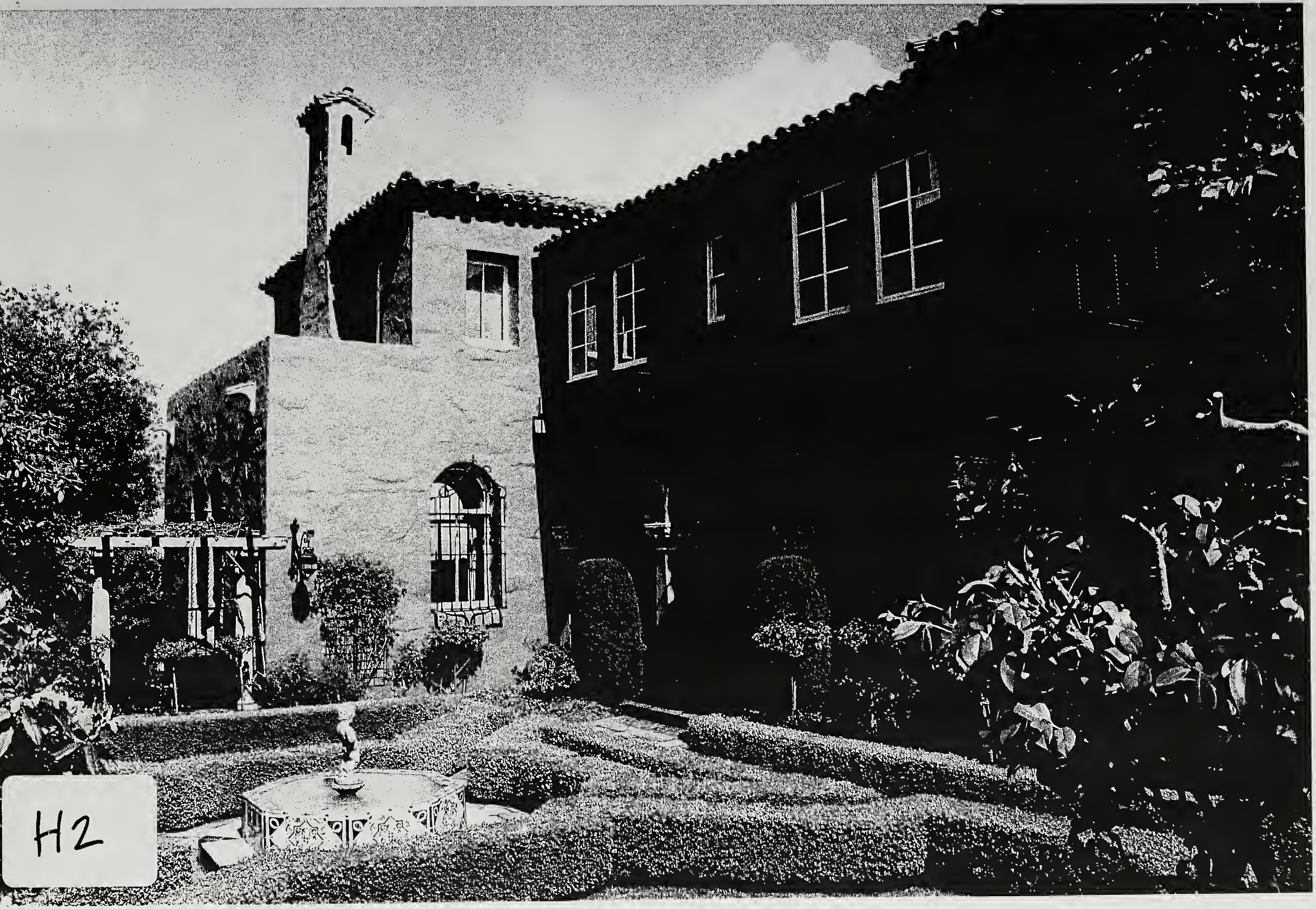
Signature ______________________ Date: 7-10-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



H1

H2



SAN FRANCISCO
PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Project Title:	2006.1374E – De facto demolition of a one-story single-family residence; horizontal and vertical additions to create a four-story, two-unit residential building with one off-street parking space.
Location:	3645 23rd Street, on the southeast corner of Fair Oaks and 23rd Streets
Assessor's Block/Lot:	Block 3647, Lot 032
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site is an approximately 3,084-square-foot lot located at 3645 23rd Street [Assessor's Block 3647, Lot 032]. The proposed project would involve the de facto demolition of an existing 690-square-foot, one-story, single-family residence with an estimated construction date prior to 1886. The proposed project would remodel and expand to the sides the existing structure and add three stories above the ground floor to create a four-story building with two residential units and one off-street parking space. The resulting structure would be approximately 40 feet in height and 3,000-gross-square-feet in size. The project site includes a second building at 3647-3649 23rd Street, which was constructed in the same time frame as the subject building. It consists of a flat over a dry cleaner and laundry, which is a limited conforming use. The project site is on the south side of 23rd Street at the corner of 23rd and

(Continued on the next page.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Yakuh Askew, Project Contact (415-920-1839, representing the property owner Wai Ming Luke (a.k.a. Jason Luke).

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS: Please see the next page.

Reviewer: Debra Dwyer Telephone: (415) 575-9031 Email: Debra.Dwyer@sfgov.org

Date of Determination:

July 20, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for Paul E. Maltzer
Environmental Review Officer

cc: Yakuh Askew
Thomas Wang, Neighborhood Planner, Southwest Team
Supervisor Bevan Dufty, District 8
Historic Distribution list
Bulletin Board
M.D.F. and Exemption/Exclusion File

DOCUMENTS DEPT.
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Description of Nature and Purpose of Project, continued: Fair Oaks Streets in San Francisco's Noe Valley neighborhood. It is zoned RH-3 (Residential House, Three Family) and is within a 40-X height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 3645 23rd Street is an historical resource as defined by CEQA. Supplemental information regarding the property history was provided to the Planning Department.[1] In a memorandum dated May 16, 2007, the Planning Department determined that the subject building at 3645 23rd Street is not an historical resource pursuant to CEQA for the following reasons.[2] The subject building on the project site is a one-story, single-family dwelling with an estimated construction date before 1886. The building is not included on any historic surveys. It does not meet the California Register criteria by being associated with any significant events, persons, or context, nor does it retain sufficient architectural characteristics that would make it eligible for the California Register.[3] In particular, a large aluminum slider window has been installed on the front elevation, and the original entrance door on the west end of the street-facing elevation appears to have been reconfigured and replaced.[4]

While the subject building retains historical architectural integrity with respect to location, design, materials, workmanship and setting, it lacks integrity with respect to feeling and association. The building's primary use does not appear to have been residential, but rather it was used as a shed or commercial unit with a small rear apartment. The loss of the building would not constitute a significant impact to a potential historic resource. In addition, the proposed new construction appears to be compatible with the adjacent building onsite at 3647-3649 23rd Street and would not constitute a significant impact to that potential historic resource.[5]

With respect to context, there are a number of buildings in the project vicinity that were constructed in the late nineteenth century. The area is characterized by predominately two-story residential buildings constructed with applied ornament in the Stick style. There is a potential historic district present based upon the coherence of architectural style and a period of significance ranging from 1880 – 1895. The subject building does not appear to be a contributor to the potential historic district as it is far smaller in scale and was not originally a residential building. It does not appear that its loss would constitute a significant impact to the potential historic district. Therefore, the proposed project was also determined not to have an adverse effect on off-site historical resources.[6] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

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[1] Supplemental Information Form for Historical Resource Evaluation for 3645 23rd Street. San Francisco Office of Architecture, February 26, 2007. This information is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2006.1374E.

[2] Memorandum from Sophie Middlebrook, Historic Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis. May 16, 2007. This memorandum is attached.

[3] Ibid.

[4] Ibid.

[5] Ibid

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant impact on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 1 and Class 3.

The proposed project would involve the de facto demolition of the existing 690-square-foot one-story single-family residence, and vertical and horizontal additions to create a four-story residential building with two residential units and one off-street parking space. No off-street parking is currently provided. The addition of one residential unit to the building would require one off-street parking space to be provided for the new unit, and one would be provided by the proposed project. The resulting structure would be 30 feet in height at the front property line and 40 feet in height at its tallest point. It would be approximately 3,000 gross-square-feet in size.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition and removal of one single-family residence; in urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the de facto demolition of one single-family residence and would therefore be exempt from environmental review under Class 1(l)(1).

CEQA State Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption applies to structures designed for not more than six units. The proposed project would result in the addition of three floors above the existing building to create a two-unit residential building. It would therefore be exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] Ibid.

PLANNING DEPARTMENT

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MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 3645 23rd Street
Block: 3647 Lot: 032
Case No.: 2006.1374E
Date of Review: May 16, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Yakuh Askew, Architect, Inc.
Company:
Address: 2407 Harrison Street, Suite 2
San Francisco, CA 94110
Phone: (415) 920-1839
Fax: (415) 920-1840
Email: Yakuh@sofa-architecture.com

Owner
Name: Wai Ming Luke (aka Jason Luke)
Company:
Address: 3647 23rd Street
San Francisco, 94110
Phone: (415) 920-1839
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project includes horizontal and vertical additions to the existing 690 square foot single-family home, for a total of approximately 3,000 square feet and two residential dwelling units. Alterations to the subject building are extensive, and the project is considered a *de facto* demolition for the purposes of the Planning Department. According to information supplied by the County Assessor's Office, both 3645 23rd Street (the subject building), and the adjacent building to the west, 3647-9 23rd Street share the same Assessor's Block and Lot numbers. It appears that both buildings were constructed in the late nineteenth century.

Pre-Existing Historic Rating / Survey
According to information provided by the County Assessor's office, the existing structure was constructed in 1900; however, what appears to be the existing subject building is included on the 1886 Sanborn Fire Insurance Map. The Spring Valley water records indicate that water was turned on at the property on February 16, 1900.

Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context
The subject property is located in Noe Valley, on 23rd Street, bounded by Fair Oaks Street to the west, Guerrero Street to the east, and 24th Street to the south. As the historic Sanborn Fire Insurance maps indicate, there are quite a few buildings in the surrounding neighborhood that were constructed in the late nineteenth century. It appears that the area is a potential historic district based on the coherence of the architectural style (predominantly two-story residential buildings constructed with applied ornament in the Stick style), and a period of significance that ranges from 1880-1895.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, the subject building, one of two residential structures on the lot, appears to have been constructed in the late nineteenth century, sometime before 1886. The subject building is a wood frame, one story single-family dwelling. The house is generally rectangular in plan with a front-facing gable roof and two entrances facing 23rd Street. It appears from photographs that the building is clad in coved wood siding, with a cornice supported by decorative wood brackets. A large aluminum slider window has been installed off-center on the front elevation, and the original entrance door on the west end of the street-facing elevation appears to have been reconfigured and replaced. Although the building's original form and massing appear to be intact, it does not appear that it is individually eligible for the California Register; in addition, although the subject building appears to be located within a potential historic district, the subject building does not appear to be a contributor to the potential historic district, and it does not appear that its loss would constitute a significant impact to the potential district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

As noted above, the subject building appears to be located within a potential historic district. However, the character-defining buildings included in what may be a historic district are two-story residential buildings constructed in the Stick style; buildings of this style are clustered on Fair Oaks, while larger, three-story residential buildings, constructed at the turn of the century, are clustered at the east end of 23rd Street. The subject building is far smaller in scale than those buildings that are the primary contributors to the potential district. In addition, the building's primary use does not appear to have historically been that of a residential dwelling, but rather as a shed or a commercial unit with a small rear apartment. Therefore, the loss of the subject building would not appear to constitute a significant impact to the potential historic resource.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

(Optional) See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

Please note that while the building does not appear to be a historical resource for the purposes of CEQA any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines. The proposed new construction appears to be consistent with the size and scale of the surrounding neighborhood and of the potential historic district.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, it does not appear that the subject property is a contributor to the potential historic district, and the proposed project will not have an adverse effect on off-site historical resources. The proposed new construction appears to be compatible with the adjacent, on-site potential historic resource.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-2-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Thomas Wang/Neighborhood Planner

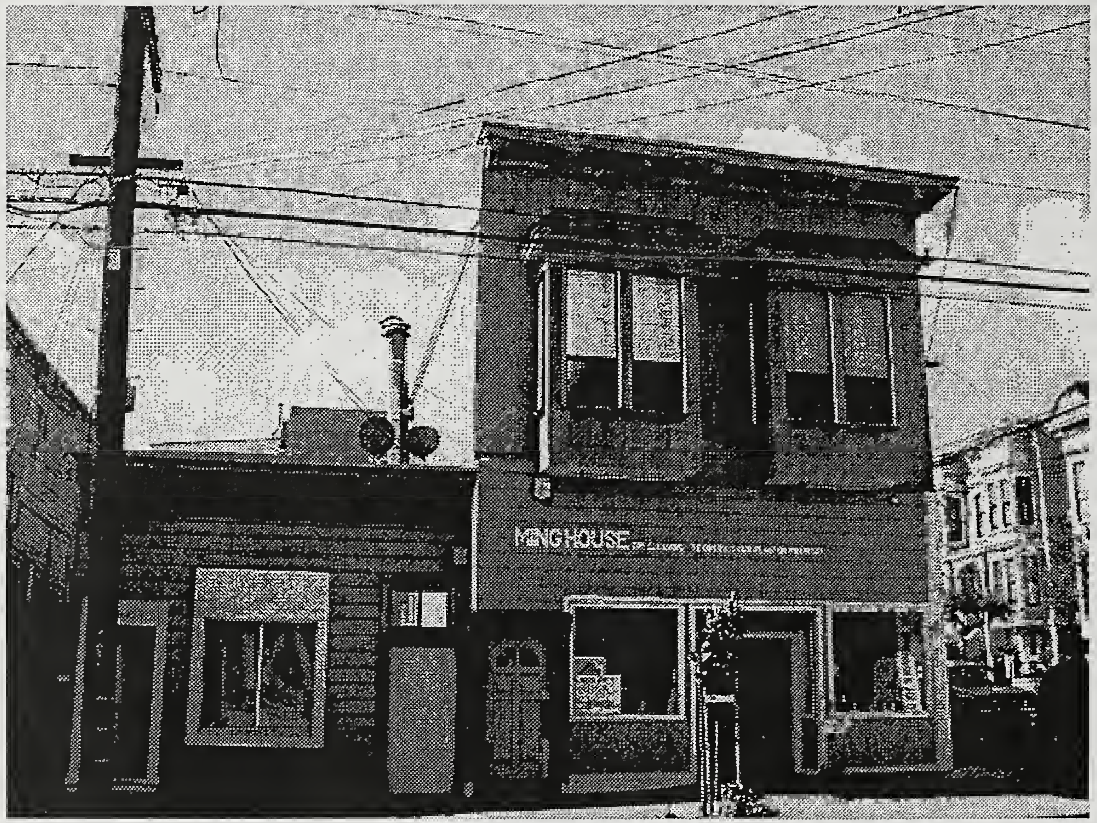

Fig. 01 3645 23rd Street is the one story building to the left sharing lot 032 with 364
49 23rd Street to the right.

SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1227E – Demolition and Construction of 22-Unit Mixed Use Building
Location: 5735-5743 Mission Street
Block/Lots 6473/038,039, & 040
City and County: San Francisco

Description of Nature and Purpose of Project: The project site consists of three adjacent approximately 5,800-square-foot parcels (Assessor's Block 6473, Lots 038, 039, and 040) located at 5735, 5739, and 5743 Mission Street, on a block bounded by Whittier, Brunswick, and Oliver Streets in the Crocker-Amazon neighborhood. The 5735 Mission Street parcel (Lot 040) is comprised of an existing single-story commercial building, built in 1957. The 5739 Mission Street parcel (Lot 039) is comprised of an existing two-story, mixed-use building with two dwelling units and ground-floor retail, built in 1906. The 5743 Mission Street parcel (Lot 038) is comprised of an existing two-story building with four dwelling units and ground floor retail, built in 1949. The proposed project would demolish all three existing buildings and construct an approximately 66,337-square-foot, four-story, 22-unit mixed-use building with two ground floor commercial/retail spaces and 35 off-street parking spaces located in a basement garage. The proposed project would require a Conditional Use permit for the demolition of the three existing buildings. The project site is located within the NC-2 (Small-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Harold D. McCray, Representative Telephone: (415) 341-6919

EXEMPT STATUS:
X Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS: See reverse side.

Contact Person: Brett Bollinger Telephone: (415) 575-9024

Date of Determination:

July 31, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Harold D. McCray, Project Contact
Delvin Washington, SW Quadrant
Supervisor Gerardo Sandoval
Bulletin Board

M.D.F.
Exemption/Exclusion File
Historical Preservation List

DOCUMENTS DEPT.
AUG - 1 2007
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REMARKS:

Historic Resources: A Historic Resource Evaluation Response Memorandum (HRER)[1] prepared by the Planning Department (attached) determined that the existing buildings proposed for demolition are not historic resources for purposes of CEQA. The adjacent neighborhood buildings that surround the project site were constructed around the mid-twentieth century. Multi-unit, mixed-use buildings characterize the surrounding area with commercial units or garages located at the ground floor. The three subject buildings are not located within a designated local or national historic district, nor they within a potential historic district for the purposes of CEQA.

The proposed project includes demolition of the three existing buildings. None of the three existing buildings have been included in the California Register, nor are they on the National Register of Historic Places. Photographs and data from the Department of Building Inspection (DBI) indicate that neither of the two buildings located at 5735 and 5743 Mission Street are historical resources as defined by CEQA. The existing building at 5739 Mission Street is considered a Category B building for the purposes of CEQA review based on its 1906 recorded date of construction. Category B properties include buildings constructed before or during 1913, which require further consultation and review in order to determine whether they are considered historic resources. These properties may be considered "historical resources" because of their rarity and, for some, their association with the reconstruction after the City's 1906 earthquake. As described in the HRER, the existing building at 5739 Mission Street does not meet the criteria of significance for eligibility for the California Register. Due to the extensive changes made to the original structure, the subject building does not retain its architectural integrity.

None of the three subject buildings are eligible to be historical resources for the purposes of CEQA and the buildings are not located within a potential historic district. Because the existing buildings are not considered historical resources nor located within an existing or potential historic district, their demolition would not result in a significant effect on historical resources, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project effects in relation to these conditions are described below:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project would be consistent with all *San Francisco General Plan* policies and with applicable zoning designations. The site is located within the NC-2 (Small-Scale Neighborhood Commercial) zoning district where the proposed density of development and uses are principally permitted. The NC-2 zoning district permits one dwelling unit for every 800 square-feet of lot area. The approximately 17,561 square-foot project site would therefore be permitted up to 22 residential units. The proposed project would construct a single building spanning the three parcels with two retail units on the ground floor and 22 residential units located on the above three floors. Usable open space for dwelling units in an NC-2 zoning district under *San Francisco Planning Code* (Planning Code) Section 711.93 requires 100 square-feet of open space per unit if private, or 133 square-feet if common. The proposed project would provide approximately 4,450 square-feet of common open space located at the rear of the project site and nine private decks of approximately 75 square-feet each, thus satisfying this requirement. Pursuant to *Planning Code* Section 151, the project would be required to provide 22 off-street parking spaces, one space for each residential unit. No parking is required for commercial uses if occupied retail floor area is less than 5,000 square-feet. Therefore, the 2,000 and 3,000 square-foot retail units would not require additional parking. The proposed project would include 35 parking spaces and would therefore be in conformance with the Planning Code, Section 151 parking requirements. The proposed construction of the mixed-use building would not change the character of the surrounding area and would be consistent with the existing neighborhood commercial uses in the area.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, *Historic Resource Evaluation Response (HRER)* for 445 Wawona Street, April 12, 2007. (See attached)

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 0.4-acre (17,561 square-feet) project site is located within a fully developed area of San Francisco and within a developed NC-2 zoning district. The proposed mixed-use building would be located along Mission Street in the Crocker-Amazon neighborhood, generally surrounded by single-family residential uses and neighborhood commercial uses along Mission Street. The predominant scales of the project vicinity are two- to three-story single-family residences with larger multi-unit and mixed-use buildings along Mission Street. The heights of the single-family residential buildings in the project vicinity are variable, but the majority of the buildings are approximately 20- to 40-feet in height. The adjacent parcels to the north, south, and west of the project site along Mission Street are all within a NC-2 zoning district. The parcels to the east of the project site are single-family residences located in a RH-1 zoning district. As noted above, the surrounding uses consist of mixed-use residential and commercial buildings, all within the NC-2 zoning district. Therefore, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area, is completely covered with existing buildings and paved surfaces, and does not provide any habitat for rare or endangered plant or animal species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (the Guidelines), the proposed project is estimated to generate approximately 970 daily person-trips. Of these, about 106 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including 617 vehicle trips, 172 transit trips, 14 by "other means", and 168 walking person-trips. Based on the mode split and average automobile occupancy of 1.20 persons per vehicle[2] for the area, there would be about 372 daily vehicular trips of which 43 would be during the PM peak-hour. This additional traffic created by the proposed project would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

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[2] 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

As described above, the proposed project would be required to provide 22 off-street parking spaces, and 35 parking spaces are proposed, with primary access from Mission Street. Based on the Guidelines, demand for parking would be 63 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit would not be considered a significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new building would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. The proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 square-feet, and retail development greater than 87,000 square-feet to result in potentially significant vehicular emission impacts. The proposed project would create 22 residential units with 5,000 square-feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on May 31, 2007 to owners within a 300-foot radius of the project site as well as occupants of adjacent properties and interested parties. One member of the public expressed concerns related to parking and traffic. A discussion of these issues is contained above under "Traffic" and in the discussion on page 3 regarding consistency with applicable general plan and zoning designations.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
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4TH FLOOR
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ZONING ADMINISTRATOR
PHONE: 558-6350
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MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Virna Liza Byrd
Project Address: 5735-5743 Mission St.
Block: 6473 Lot: 038, 039, 040
Case No.: 2006.1227E
Date of Review: January 18, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Harold D. McCray, Jr.
Company:
Address: 1728 Ocean Avenue, #204
San Francisco, CA 94112
Phone: (415) 341-6919
Fax: (415) 276-2339
Email: cyberloans@yahoo.com

Owner

Name: Harold D. McCray, Jr.
Company:
Address: 1728 Ocean Avenue, #204
San Francisco, CA 94112
Phone: (415) 341-6919
Fax: (415) 276-2339
Email: cyberloans@yahoo.com

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposed project encompasses three lots on Assessor's Block 6473, and is to demolish the three extant buildings in order to construct 22 new residential units, 2 ground level retail spaces, and one office space. The proposal includes demolition of three existing buildings: the single story commercial building located on Lot 040, a three-story mixed-use building located on Lot 039, and a two-story, 5 unit apartment house located on Lot 038.

Site permit applications have not been submitted for the project.

Pre-Existing Historic Rating / Survey

According to information provided by the County Assessor's office, 5735 Mission Street was constructed in 1957, 5739 Mission Street was constructed in 1906, and 5743 Mission Street was constructed in 1949. For the purposes of CEQA review, the building located at 5739 Mission Street (Assessor's Block 6473, Lot 039) is considered Category B, as it was constructed prior to 1913. None of the three buildings have been included in the California Register, nor are they on the National Register of Historic Places.

The subject buildings are not located within a designated local or national historic district, and they do not appear to be located within a potential historic district.

Historic District / Neighborhood Context

The three subject properties are located in the Crocker Amazon neighborhood, bounded by Whittier Street to the north, Oliver Street to the south, and Brunswick Street to the east.

Much of the building stock that surrounds the subject properties was constructed in the mid-twentieth century. The block-face is characterized by multi-unit, mixed-use buildings with commercial units or garages located at the ground level. In general, buildings are limited in height to one story over garage or two stories over a garage at street level. The subject properties are located in an NC-2 zoning district and a 40x height district. It does not appear that the block is within a potential historic district for the purposes of CEQA.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The proposed project includes the demolition of three existing buildings, on of which is considered a Category B buildings for the purposes of CEQA review, based on its 1906 recorded date of construction. Photographs and data from the Department of Building Inspection submitted by the project applicant indicate that the neither of the two buildings located at 5735 Mission and 5743 Mission are historical resources for the purposes of CEQA.

According to information from the County Assessor's office, the center building in the row of the three subject properties was constructed in 1906. The building is a two-story structure with a hipped roof; a roof dormer projects from the center of the roof peak. The upper portion of the front elevation of the building is currently clad in white stucco although both the roof dormer and the side elevations appear to be clad in wood siding. The basic fenestration pattern of the upper floor is intact, with a window in the roof dormer, and two pairs of windows on the front elevation. The ground level of the existing structure does not appear to be original and is clad in green tile. A tall garage entrance anchors the south end of the façade, and a recessed primary entrance, protected by a metal security gate, is located on the north side of the front elevation. One vertically aligned window is aligned north of the primary entrance.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

The building located at 5739 Mission Street does not appear to meet the criteria of significance for eligibility for the California Register. In addition, based on the extensive changes made to the original structure, it does not appear to retain its architectural integrity. A building permit was issued in 1922 to move a cottage on the located on the rear of the lot to the front of the lot, and to add both a new foundation and a new rear porch. In a building permit issued in 1958, the subject building is identified as a one-story, two-family dwelling; it appears that the building was raised sometime between 1958 and 1968, when it is described in a building permit as a two-story, seven-unit apartment building.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Although none of the three subject buildings appear to be historical resources for the purposes of CEQA, nor do they appear to be located within a potential historic district, any new construction should comply with the zoning requirements for the NC-2 district and should be compatible with the surrounding buildings.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

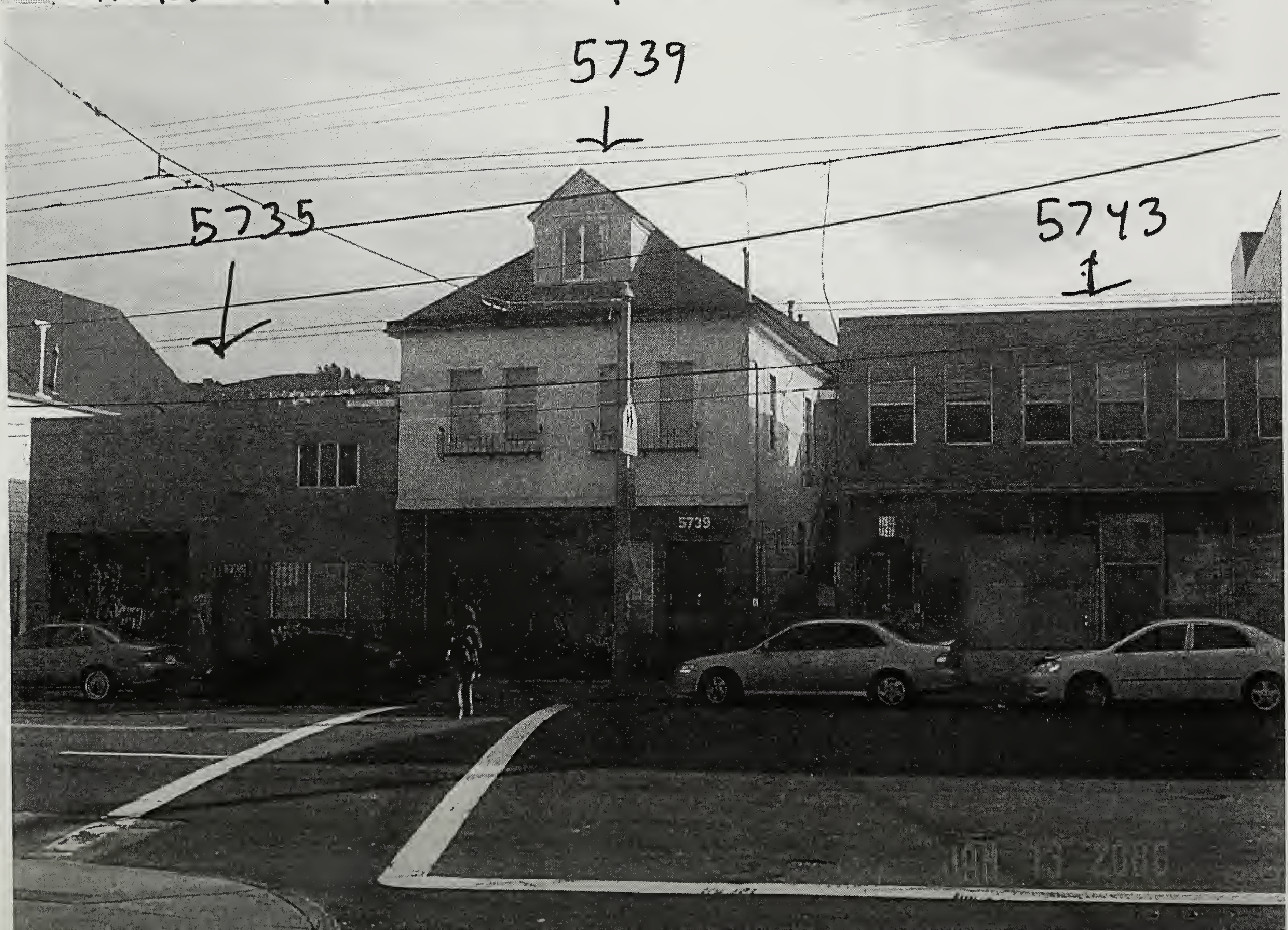
Notes

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date 2-5-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

PROPOSED NEW DEVELOPMENT SITE


5739
5735
5743
5739

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	August 2, 2007
Case No.:	2007.0388E
Project Title:	2574 San Bruno Avenue, between Felton and Burrows Streets
Zoning:	NC-2 40-X Height and Bulk District
Block/Lot:	Block 5981/Lot 011
Lot Size:	8,120 square feet
Project Sponsor	Frank Fung, ED2 International 415-474-1400 x100
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

PROJECT DESCRIPTION:

The project site is a 8,120 square-foot lot (Assessor's Block 5981, Lot 011) located on the west side of San Bruno Avenue, between Felton and Burrows Streets in the Portola neighborhood. The proposed project would involve the demolition of the approximately 6,737-square-foot community recreational facility constructed in 1949 that currently exists on the project site. The project would also include the new construction of a 23,314-square-foot, two-story over basement garage community health

(Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS: Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

August 2, 2007
Date

cc: Frank Fung, Project Contact
Ben Fu, Neighborhood Planning, SE Quadrant
Supervisor Tom Ammiano, District 9
Historic Resources Distribution
Project Distribution
V. Byrd/M.D.F
Bulletin Board
Exemption/Exclusion File

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PROJECT DESCRIPTION (continued):

facility with twelve off-street parking spaces. The resulting building would be approximately 36 feet in height. The project site is located within a NC-2 (Small-Scale Neighborhood Commercial) zoning district and 40-X height and bulk district. The proposed project would require Conditional Use authorization for use size exceeding 3,999-square-feet in an NC-2 use district. In addition, variances from the off-street parking requirement as well as rear yard set back at the second floor would also be required for the proposed project. The project site is located within the Portola neighborhood of San Francisco.

REMARKS:

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building located on the project site at 2574 San Bruno Avenue is an historical resource as defined by CEQA. Through the project contact, supplemental information regarding the property history was provided to the Planning Department.[1] In a memorandum dated July 23, 2007, the Planning Department determined that the building at 2574 San Bruno Avenue is not an historical resource pursuant to CEQA for the following reasons.[2] The subject building is not included on any historic surveys. As described below, it does not meet the California Register criteria of significance by being associated with any significant events, persons, or context, nor does it retain sufficient architectural characteristics that would make it eligible for the California Register.[3]

The building on the project site was constructed in 1949, but the majority of the buildings on this block were constructed in the early part of the 20th Century. As an institutional building within a neighborhood commercial district, it does not convey a special association with the development of the neighborhood or with broader local history. Therefore, it does not appear to be eligible for the California Register based upon a significant event.[4]

The building does not appear to be associated with the lives of persons important in our local, regional, or national past. The original owner of the building was the San Francisco Boys Club, a well established association with a number of locations throughout the city and a known record of civic contributions. However, there is no information to demonstrate that this location is more significant than any other San Francisco Boys Club location. Therefore, it does not appear to be eligible for the California Register based upon association with a significant person.[5]

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[1] Supplemental Information for Historic Resource Evaluation for 2574 San Bruno Avenue. Prepared by Frank Fung, June 2007. This information is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, Docket No. 2007.0388E.

[2] Historic Resource Evaluation Response Memorandum for 2574 San Bruno Avenue from Tim Frye, Historic Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis. July 23, 2007. A copy of this memorandum is attached.

[3] Ibid.

[4] Ibid.

[5] Ibid.

The architect of the subject building is Albert F. Roller. Currently, there is no information that identifies Roller as a Master Architect. The subject building is a one-story concrete block structure with an open two-story volume at the rear of the property, which houses a gymnasium. Planning Department staff believes that the building does not possess distinctive architectural characteristics to make it eligible for the California Register under the Architecture Criterion.[6]

The building has undergone minor alteration and as such retains integrity with respect to its location, setting, association, feeling, design, materials and workmanship. However, as described above, it does not possess characteristics that would identify it as eligible for inclusion in the California Register.[7]

With respect to context, buildings on this block of San Bruno Avenue are mainly small to moderately-scaled flats and mixed-use buildings in a variety of styles from the early 20th century. The block is not within an existing historic district or a previously identified potential historic district. The proposed project was determined not to have an adverse effect on off-site historical resources.[8] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Because the existing building is not considered an historical resource under CEQA, its demolition would not result in a significant effect on any historical resources. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 32, In-fill Development.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would involve the demolition of the approximately 6,737-square-foot community recreational facility constructed in 1949 that currently exists on the project site and construction of a 23,314-square-foot, two-story-over-basement garage community health facility, with twelve off-street parking spaces. The building would be approximately 36 feet in height.

The proposed project would be consistent with the *San Francisco General Plan* and with applicable zoning designations and regulations. The project site is located within an NC-2 (Small-Scale Neighborhood Commercial) use district. NC-2 districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods, and neighborhood-serving businesses are strongly encouraged there. *San Francisco Planning Code* (Planning Code) Section 790.114 defines medical service as a retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals when licensed by a State-sanctioned Board overseeing the provision of medically oriented services. It includes a clinic, primarily providing outpatient care in medical, psychiatric or other health services, which is not part of a hospital or medical center, as defined in Section 790.44 of the Planning Code. The proposed community health center proposed by the project would be a medical service use, and therefore, would be a permitted use on the first and second floors within an NC-2 district.

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[6] Ibid.

[7] Ibid.

[8] Ibid.

Planning Code Section 711.21 requires conditional use authorization for institutional and commercial development exceeding 3,999-square-feet within an NC-2 use district. The project sponsor has applied for Conditional Use authorization to construct an approximately 23,314-square-foot community health center.

Planning Code Section 134 requires that rear yards be provided at the second story and above in an NC-2 use district, and at the first story if it contains a dwelling unit. The minimum rear yard setback requirement is 25 percent of the total lot depth. The proposed project would not include a rear yard at the second floor and this requires a variance from the *Planning Code.*

The proposed project would provide 12 off-street parking spaces in a below grade garage. Pursuant to Planning Code Section 151, the project would be required to provide one off-street parking space for each 300 square feet of service use. Therefore, with 16,600-square-feet of service use, 55 parking spaces would be required. The project sponsor is seeking a variance from the Planning Code from this requirement.

At 36 feet in height the proposed building would comply with the 40-X height and bulk district.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is approximately 0.19 of an acre. The site is located in a fully developed, neighborhood commercial district within San Francisco. To the east, across San Bruno Avenue from the project site, and to the north and south are commercial and mixed-use buildings, some with residential over ground floor retail. Immediately behind the buildings to the east is US Highway 101. To the west, the project site is surrounded by residential uses, primarily single-family dwellings with several two-unit buildings. Given that the project site is well below five acres and is substantially surrounded by urban uses, the proposed project would be properly characterized as in-fill development.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is currently developed with one building that covers the entire lot. It is surrounded by mixed-use development and residential uses on all sides. The project site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. No important biological resources are likely given the urban nature of the area.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Trip generation rates for the proposed project were based in part on employee transportation data from the North East Medical Services (NEMS) community health center at 82 Leland Avenue as well as patient transportation data from the *South of Market Health Center Transportation and Trend Data* survey conducted in November 2005 for the South of Market Health Center, a community health center offering similar health services as the new NEMS health center on San Bruno Avenue.[9]

Employee trip generation: The North East Medical Services (NEMS) community health center at 82 Leland Avenue has ten full-time employees and two part-time employees. Once the new community health center opens at 2574 San Bruno Avenue, the Leland Health Center would close, and the employees that currently work there would work at the new facility on San Bruno Avenue. However, the proposed facility would have the capacity for 34 employees. Based on the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, an estimated 24 employees would drive to work, seven would take public transit, two would walk and one would use other means.[10] The employees of the proposed project would thus generate an estimated 68 daily person-trips.

Patient trip generation: The new community health center at 2574 San Bruno Avenue would operate six days a week (Monday – Friday 8:30 a.m. to 5:00p.m. and Saturday 9:00 a.m. to 4:00 p.m.), approximately 302 days per year. The nine medical providers would each see approximately 12 patients per day for a total of 108 patient visits per day, about 32,616 patient visits per year. In addition, the onsite pharmacy would have an estimated 72 customers each day. A majority of these people would be health center patients filling prescriptions after their appointments.[11] A conservative estimate of pharmacy visits made separate from medical appointment visits would be 33. Therefore, the project would generate an estimated 282 patient person-trips per day spread among various modes of transportation. Using the mode split from the *SMHC Transportation and Trend Data Survey*, 50 percent of patients would walk, 33 percent would take transit, and 13 percent would drive. Therefore, an estimated 141 daily patient person trips would be by walking, 93 daily patient person trips would be by public transit, 37 daily patient person trips would be by automobile, and six would be via other means.

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[9] South of Market Health Center. *South of Market Health Center Transportation and Trend Data*. November 2005. This document is available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2004.0588E.

[10] San Francisco Planning Department, *2002 Transportation Impact Analysis Guidelines for Environmental Review*, October 2002.

[11] Debra Dwyer, Planning Department Staff, Email correspondence with Bonnie Ko, North East Medical Services. July 23, 2007.

There would be an increase of about six p.m. peak hour vehicle trips.[12] This small change in area traffic as a result of the project would be undetectable to most drivers and would not be a significant traffic increase relative to the existing capacity of the local street system.

As described above, the proposed project would be required to provide 55 off-street parking spaces, and 12 off-street parking spaces would be provided in the below grade parking garage. The provided parking spaces would be 43 spaces shy of the requirement. Accordingly, the proposed project would require a parking variance. Demand for parking generated by the proposed project would be 21 parking spaces. The proposed off-street parking spaces provided by the project would result in an unmet parking demand of 9 spaces.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service, in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well served by public transit, which provides an alternative to auto travel.

Transit Impacts. Transit demand generated by the proposed project is estimated to be minimal. It is anticipated that the proposed project would generate approximately 12 net new transit trips during the weekday PM peak hour. This estimated demand would be distributed among the existing transit lines that serve the project area, principally to bus lines 9, 44, and 54 as well as express bus service on the 9X, 9AX and 9BX during peak periods. While many of these lines show crowded conditions at the MUNI screenlines, at the stops serving the project site, all the MUNI lines have capacity to accommodate new riders.

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[12] San Francisco Planning Department. *Guidelines.* This accounts for an auto occupancy of 1.23 for employees and 2.26 for visitors (patients) in Superdistrict 3.

For the above reasons, the proposed project's impact on transit would not be significant.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of a community health center would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed project construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not be expected to result in a significant construction noise impact because the project is relatively small and construction noise is regulated through the City's Noise Ordinance. This noise would be temporary and intermittent. Therefore, it would not be considered a significant impact of the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. During construction, requirements to reduce erosion would be implemented pursuant to California Building Code Chapter 33, Excavation and Grading. Thus, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities would be required to serve the project.

Archeological Resources

Excavation for the proposed project would result in soils disturbance to a depth of approximately 15 feet below ground surface to accommodate the below grade parking garage.

According to the geotechnical investigation for the project site completed by Trans Pacific Geotechnical Consultants (2007), the site is underlain by loose, silty fine sand deposits that slope down to the north from a depth of 10 feet below ground surface to 5 feet below ground surface. Below this is a medium dense silty fine sand deposit that extends to 20 feet below ground surface along the northern boundary and to 26 feet below ground surface in the south. No organics were reported in the boring logs. [13] There are no known or recorded archeological sites within the project vicinity.[14] In a memorandum dated July 23, 2007, Planning Department staff determined that no CEQA-significant archaeological resources are expected within the area of project impact.[15] Accordingly, the proposed project would not result in a significant impact to archaeological resources.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on July 13, 2007, to the owners and occupants of properties adjacent to the project site and interested parties. As described aboveNo comments were submitted by members of the public to the Planning Department in response to the notification.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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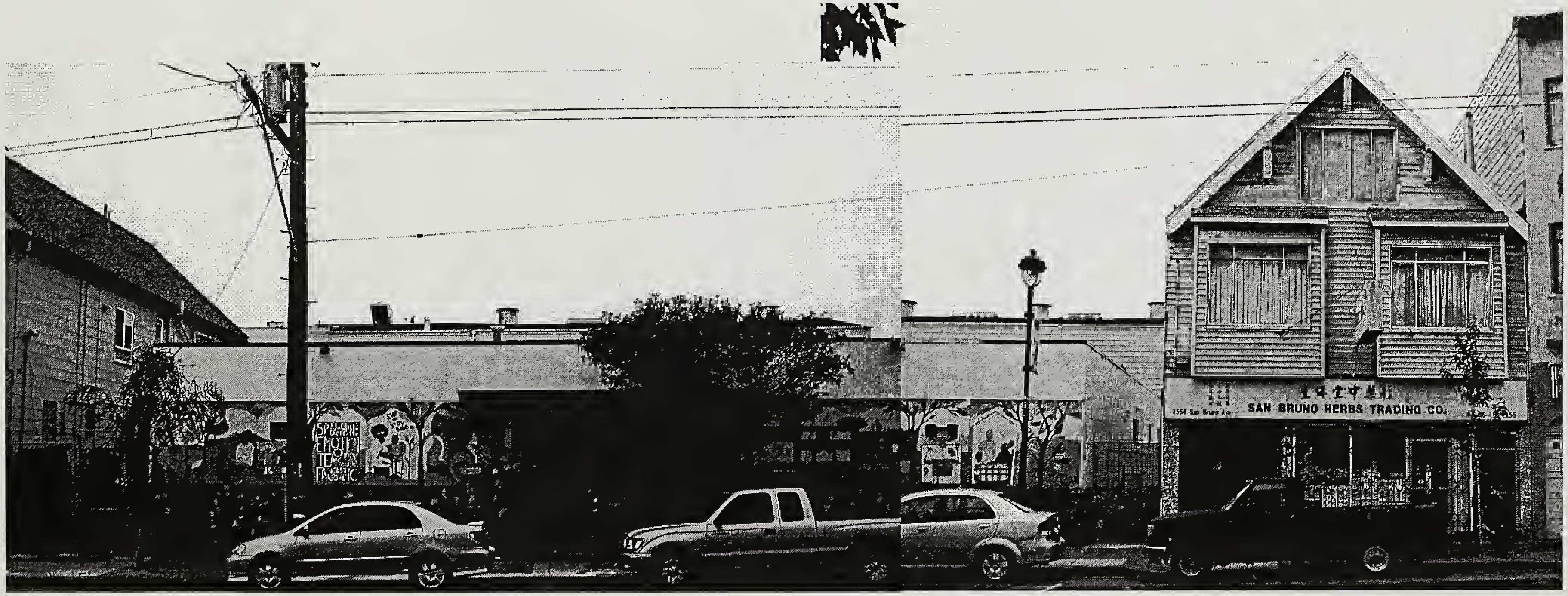
[13] Trans Pacific Geotechnical Consultants. 2007. *Geotechnical Investigation Proposed Medical Office Building 2574 San Bruno Avenue.* A copy of this report is available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2007.0388E.

[14] Randall Dean, San Francisco Planning Department, *Preliminary Archaeological Evaluation for 2574 San Bruno Avenue,* July 23, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2007.0388E.

[15] Ibid.


SAN BRUNO HERBS TRADING CO.

NEMS - North East Medical Services Building
2574 San Bruno Avenue
San Francisco, CA
July 24, 2007

2574 SAN BRUNO AVENUE

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: **2574 San Bruno Ave.**
Block: 5981 Lot: 011
Case No.: 2007.0388E
Date of Review: July 23, 2007

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Frank Fung
Company: ED2 International
Address: 945 Bryant Ste 300
SF, CA 94105
Phone: (415) 575-2500
Fax:
Email:

Owner
Name: North East Medical Services
Address: 1520 Stockton Street
San Francisco, 94133
Phone: (415) 352-5005
Fax: (415) 433-1139
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project is to demolish the existing one–story structure and construct a 2-story community health center.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1949. The subject building is not included on any historic surveys, and is not included on the National or the California Registers.

Historic District / Neighborhood Context

The subject property is located at the edge of the Excelsior District. The subject property is located in an NC-2 zoning district, and a 40-x height and bulk district. The character of the immediate area is mixed. The block consists mainly of small to moderately scaled flats and mixed-use buildings in a variety of styles from the early 20th-century. The subject property is not located within a designated historic district or a previously identified potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building was constructed in 1950 in contrast to the majority of the structures located along this part of San Bruno, which were constructed in the early part of the 20th-century. Also, as an institutional building within a neighborhood commercial district, it does not convey any special association with the development of the neighborhood or a broader pattern of local history. Based on the supplied information, the subject building does not appear to be eligible for the California Register based on Criterion A.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

The original owner was identified as the San Francisco Boys Club. This is a well-established association with a known record of civic contributions that has a number of locations throughout the City. There is no information that illustrates that this location is more significant than any other San Francisco Boys Club location or that this location exemplifies the Boys Club as an institution or their Mission. No individual persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for the California Register.

The architect of the subject building has been identified as Albert f. Roller. Currently, there is no information that would identify Roller as a Master Architect. The subject building is a one-story structure constructed of concrete block with an open two-story volume (housing a gymnasium) at the rear of the property. Its main elevation exhibits a restrained post-war design, common for intuitional buildings of this time period. The main entrance is recessed and centered on the San Bruno elevation and is identified by a small cantilevered canopy. Bands of windows further emphasize the horizontality of the front structure. Staff believes that the subject building does not possess the distinctive architectural characteristics that would identify it as eligible under the Architecture Criterion for the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
association.	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Based on permit history research, the subject building has received minor alterations and still retains a high level of integrity in terms of its setting, original design, materials, etc. However, the subject building does not possess any of the characteristics that would identify it as eligible for the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: Currently there is no indication that the subject building is located within a potential historic district, however, the age and architectural merit of adjacent buildings along the block may identify them as potential historic resources for the purposes of CEQA. It is the determination of Staff that the proposed project will not have a negative impact on any potential off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 7-24-07
Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2006.1076E – Addition/Alteration to Front and Rear of Single-Family Residence
Location:	132 Faith Street
Block/Lot	5574/009
City and County	San Francisco

Description of Nature and Purpose of Project: The approximately 1,750 square-foot project site is located at 132 Faith Street [Assessor's Block 5574, Lot 009] on the northeast side, on a block bounded by Holladay Avenue, Brewster and Costa Streets in the Bernal Heights neighborhood. The existing 757 square-foot, one-story single-family residence on the site was constructed in 1890 and is approximately 17-feet in height. The proposed project would demolish the enclosed rear porch and construct a new vertical and horizontal addition to the existing structure. The vertical addition would add a second story of approximately 673 square-feet and would be set back eight feet from the front façade. The vertical addition would raise the building to approximately 23'-8" in height, while the front portion of the existing building would not be altered and would remain at 17 feet in height. The horizontal addition would add approximately 195 square-feet to the existing first floor, extending approximately 11'-6" into the rear yard. With these new additions, the building would be approximately 1,625 square-feet in size and would remain a single-family residence. The project site is located in the Bernal Heights Special Use District within a RH-1 (House, One Family) zoning district and within a 40-X height and bulk district.

8
9
2/07

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

John Maniscalco — Telephone: (415) 664-9900

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger — Telephone: (415) 575-9024

Date of Determination:

August 2, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Office

cc: John Maniscalco, Project Contact
Julian Banales, SE Quadrant
Supervisor Tom Ammiano, District 9
Sue Hestor

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation (HRE), the 132 Faith Street building is considered eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture). However, the property does not appear to be eligible for listing in the California Register under Criterion 2 (Persons).[1]

The subject property is located on a block in Bernal Heights that contains a wide variety of architectural styles, with no predominant single style. However, Bernal Heights does have a noticeable collection of small single-family flat-front and angled-front Italianate structures. The existing building is a one-story single-family residence constructed around 1890 and considered to be a fine example of an Italianate Pre-Quake residence. No major alterations have been made to the existing building except for being moved out of the right-of-way in the early part of the 20th Century. The building is an original artifact of the settlement of the Bernal Heights area of the City and retains a high level of historic integrity. The subject building could therefore be a part of a larger non-contiguous historic district.

As described in detail in the attached HRE, the design of the proposed addition at 132 Faith Street would be consistent with the *Secretary of Interior's Standards for Rehabilitation* (Secretary's Standards). The addition would be contemporary in design and set in on the south from the side of the subject building. The front façade would be maintained, while a front porch that was added to the building at a later date would be removed. While the vertical addition would be minimally visible from the public right-of-way, planning staff believes that its size, scale, materials, and setback from the front façade render the project consistent with the Secretary's Standards. While the vertical addition to the house would most likely be visible from the public right-of-way, the proposed addition would incorporate high quality materials with the overall simple contemporary design and would not detract from the character-defining features of the subject building. The proposed addition to the subject property would therefore not result in a significant adverse effect on the historical resource.

The proposed project would involve the addition of approximately 868 square-feet to the existing 757 square-foot building. With the addition, the building would be approximately 1,625 square-feet in size and 23'-8" in height. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed project would involve the addition of approximately 868 square-feet, well under the 10,000 square-foot limitation, and is located within an area of San Francisco that is well served with power, water, schools, and other services that would meet the needs of the proposed project. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource nor on a potential historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore appropriately exempt from further environmental review.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, June 12, 2007.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: 132 Faith Street
Block: 5574 Lot: 009
Case No.: 2006.1076E
Date of Review: 6/12/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Sarah Hahn
Company: Carey and Company
Address: 460 Bush Street, SF 94108
Phone: 415-773-0773
Fax:
Email:

Owner
Name: G. John & Dorot Teichgraeber
Company:
Address: 132 Faith Street, SF 94110
Phone: 695-1695
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to demolish the front and rear porches and construct a vertical and horizontal additions. The addition has been revised since the initial HRER, and now maintains the front façade and sets back the vertical addition by approximately eight-feet from the front wall plane.

Pre-Existing Historic Rating / Survey
There are no existing historical ratings for the building.

Historic District / Neighborhood Context
The subject property is in Bernal Heights. The immediate block contains a wide variety of architectural style, with no single style or vintage predominating. However, Bernal Heights, as a whole, does have noticeable collection of small single-family flat-front and angled-front Italianate structures. This building could be a part of a larger non-contiguous historic context.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890

Notes: *The subject building is a fine example of a modest one-story Italianate Pre-Quake residence. The historic information prepared by Carey and Company indicates no major alterations* *to the structure except for being moved out of the right-of-way in the early part of the 20th Century. Given that this structure represents the early development of Bernal Heights, it could be considered eligible under Criteria A, "Events", as an original artifact of the settlement of this part of the City. For similar reasons, it could be considered eligible under Criteria 3, "Architecture" as an example of a vernacular building type that is becoming increasingly rare. The building does not appear significant under Criteria 2, "Persons": while the submitted information provided a full lineage of the building's ownership, it did not indicate that those persons had been found in further biographical research.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: *The subject building retains a high level of historic integrity. The most significant alteration that has occurred over the structure's life is the introduction of a shed roof on the front façade of the building. While the front porch structure obstructs the original composition of the front façade, the obstructing feature does significantly compromise the integrity of the subject building.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: *The addition is contemporary is design and is set in on the south from the side of the subject building. The project proposes to maintain the front façade and remove the front porch that was added at a later date. While the vertical addition would be minimally visible from the public rights-of-way, staff believes that its size, scale, materials, and setback from the front façade are consistent with the Secretary of the Interior's Standards. The house itself is small and is on a shallow lot; at the same time relatively short buildings on either side of it. Because of these two factors, any vertical addition to the house would most likely be visible. Here, the depth of the upper setback is not as crucial in avoiding an adverse impact as the treatment of the addition itself. The materials proposed are high in quality and the overall contemporary design is simple and will not detract from the character-defining features of the subject building.*

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

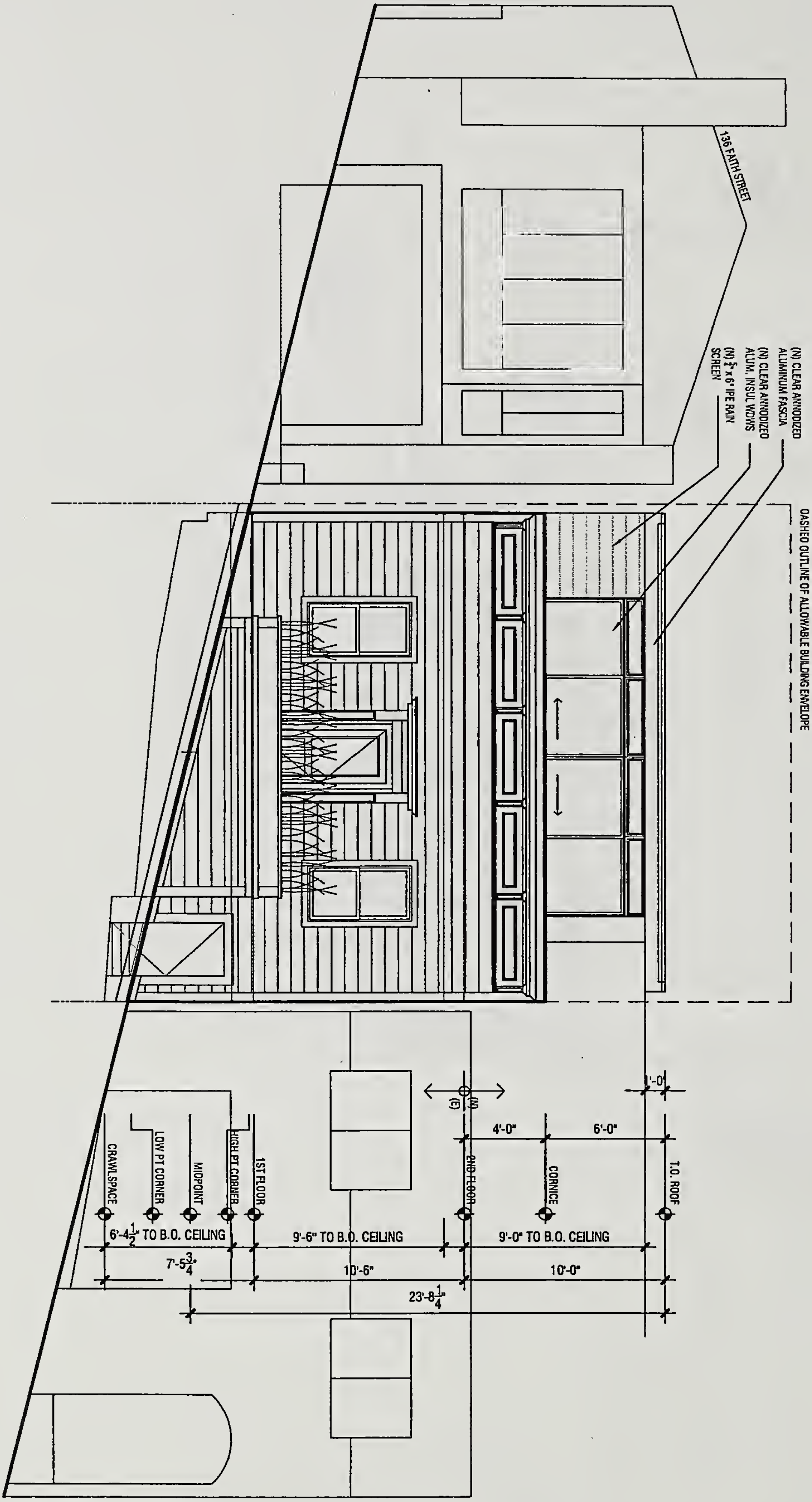
☒Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ____________ Date 6·21-07

Mark Luellen, Preservation Coordinator

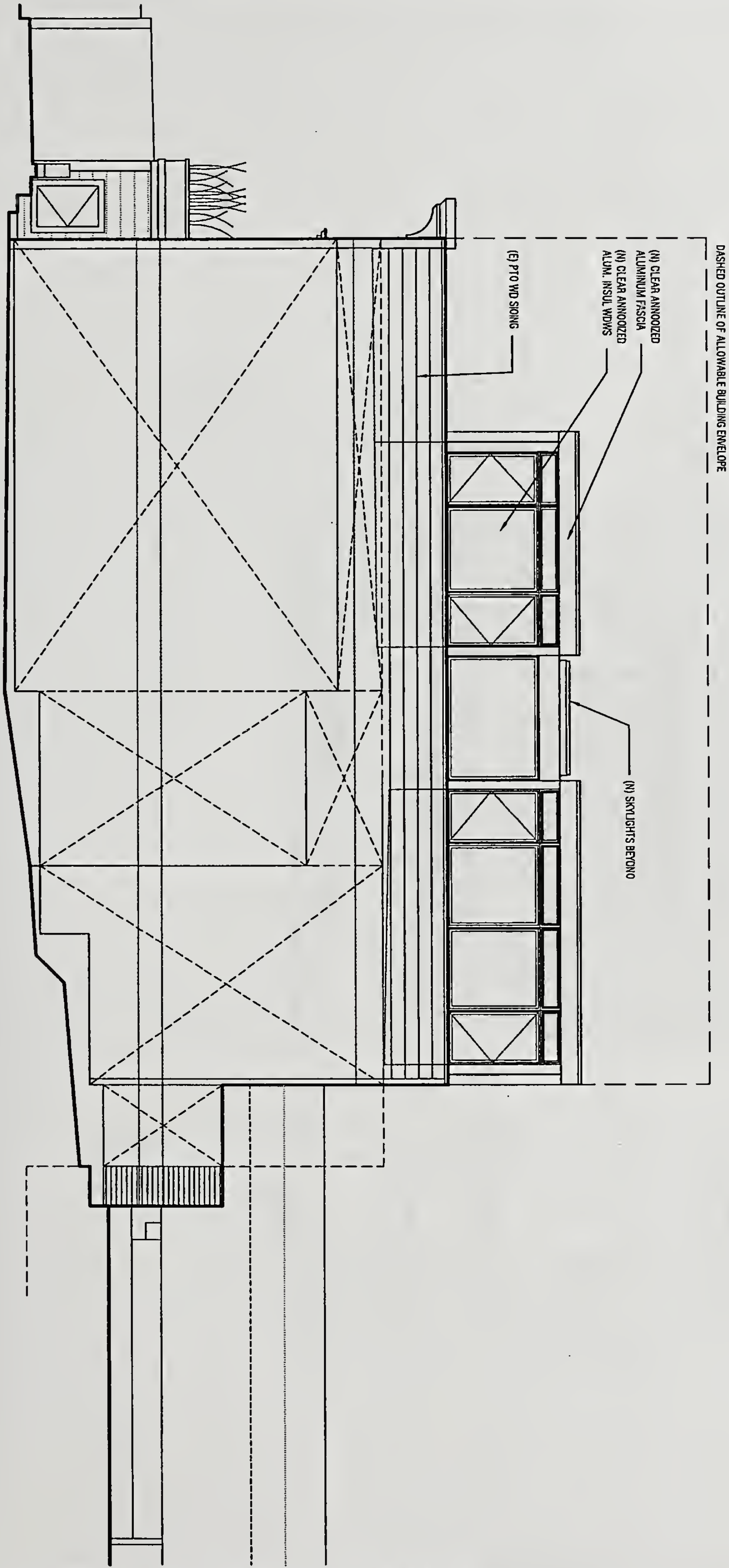
cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Michelle Glueckert, Planner


136 FAITH STREET
(N) CLEAR ANNODIZED ALUMINUM FASCIA
(N) CLEAR ANNODIZED ALUM. INSUL WDWS
(N) $\frac{3}{4}$" x 6" IPE RAIN SCREEN
DASHED OUTLINE OF ALLOWABLE BUILDING ENVELOPE
1'-0"
(N)
(E)
4'-0"
6'-0"
T.O. ROOF
CORNICE
2ND FLOOR
1ST FLOOR
HIGH PT CORNER
MIDPOINT
LOW PT CORNER
CRAWLSPACE
6'-4$\frac{1}{2}$" TO B.O. CEILING
9'-6" TO B.O. CEILING
9'-0" TO B.O. CEILING
7'-5$\frac{3}{4}$"
10'-6"
10'-0"
23'-8$\frac{1}{4}$"

PROPOSED WEST ELEVATION - SCHEME B

TEICHGRAEBER RESIDENCE
132 FAITH STREET, SF, CA
SCALE:1/8"=1'-0"
05.30.07

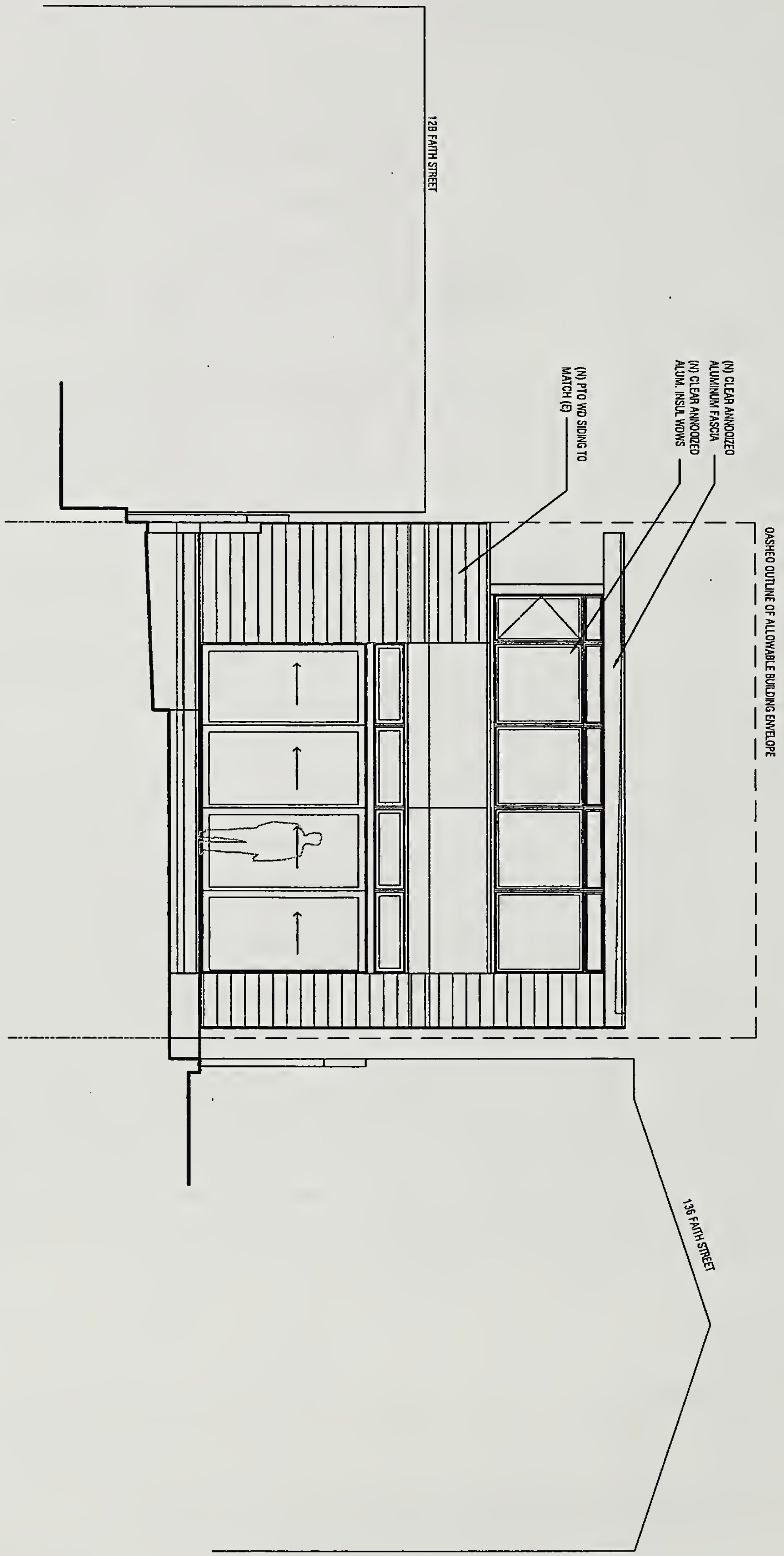
JOHN MANISCALCO/ARCHITECTURE
1501 WALLER STREET
SAN FRANCISCO, CALIFORNIA
415.664.9900


DASHED OUTLINE OF ALLOWABLE BUILDING ENVELOPE
(N) CLEAR ANNODIZED ALUMINUM FASCIA
(N) CLEAR ANNODIZED ALUM. INSUL WDWS
(E) PTO WD SIDING
(N) SKYLIGHTS BEYOND

PROPOSED SOUTH ELEVATION - SCHEME B

TEICHGRAEBER RESIDENCE
132 FAITH STREET, SF, CA
SCALE: 1/8" = 1'-0"
05.30.07

JOHN MANISCALCO/ARCHITECTURE
1501 WALLER STREET
SAN FRANCISCO, CALIFORNIA
415.664.9900


128 FAITH STREET
(N) CLEAR ANNODIZED ALUMINUM FASCIA
(N) CLEAR ANNODIZED ALUM. INSUL WDWS
(N) PTD WD SIDING TO MATCH (E)
DASHED OUTLINE OF ALLOWABLE BUILDING ENVELOPE
136 FAITH STREET

PROPOSED EAST ELEVATION - SCHEME B

TEICHGRAEBER RESIDENCE
132 FAITH STREET, SF, CA
SCALE: 1/8" = 1'-0"
05.30.07

JOHN MANISCALCO/ARCHITECTURE
1501 WALLER STREET
SAN FRANCISCO, CALIFORNIA
415.664.9900

SAN FRANCISCO
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1253E –Vertical and Horizontal Addition to Existing Two-Family Dwelling
Location: 1238 47th Avenue
Block/Lot 1704/036
City and County San Francisco

Description of Nature and Purpose of Project: The approximately 3,000 square-foot project site is located at 1238 47th Avenue [Assessor's Block 1704, Lot 036] on the east side, on a block bounded by Lincoln Way, Irving Street and 46th Avenue in the Outer Sunset neighborhood. The existing 1,292 square-foot, two-story with attic, two-family residential building on the site was constructed in 1905 and is approximately 25'-6" in height. The existing property includes two at-grade parking spaces at the front of the building. The project site includes two parking spaces located in the front setback of the property. The proposed project would involve horizontal and vertical additions to the existing building of approximately 1,788 square-feet. These would include a horizontal addition at the rear of the building, widening of the existing second story to the south property line, a one-story vertical addition, an at-grade two-car garage, and alteration of the front façade. The horizontal addition would extend the existing building approximately 12'-2" into the rear yard. The vertical addition would add a third story and would be setback eighteen feet from the front façade. The vertical addition would raise the height at the rear of the building 3'-1" to approximately 28'-7" in height, while the front portion of the existing building would not be altered and would remain at 25'-6" in height. With the addition of 1,788 square-feet, the building would be approximately 3,080 square-feet in size and would remain a two-family residence. The project site is located in the within a RH-2 (House, Two Family) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Yakuh Askew Telephone: (415) 920-1839

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger Telephone: (415) 575-9024

Date of Determination:

August 9, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Office

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cc: Yakuh Askew, Project Contact
Delvin Washington, SW Quadrant
Supervisor Ed Jew, District 4
Sue Hestor

Bulletin Board
M.D.F.
Exemption/Exclusion File
Historical Preservation List

REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not a historical resource as defined by CEQA.

As described in detail in the attached Historic Resource Evaluation (HRE)[1], the subject building at 1238 47th Avenue was constructed in 1905 in an Edwardian architectural style. While the existing building retains its gabled roof and elevated front entry, its original wood siding has been replaced, the front porch has been enclosed, a horizontal addition was constructed in the setback on the south side of the building, the front windows have been replaced with vinyl windows, and the front yard has been paved. As a result of all of these alterations, the HRE concludes that the building has lost integrity of design, materials, workmanship, and feeling. Therefore, the subject building is not considered to be eligible for the California Register and is not a historic resource for the purposes of CEQA.

The subject property is located on a block in the Outer Sunset that is not eligible for listing on the California Register as a historic district. The Outer Sunset neighborhood has no identified historic districts. The area surrounding the property is comprised of 2- and 3-story low-density residential structures of varying ages and architectural styles. The surrounding blocks do not have a high concentration of buildings in a coherent style or scale from a specific period of significance and many of the buildings have been extensively altered.

Because the existing building is not considered a historical resource under CEQA and is not located within a potential historic district, the proposed vertical and horizontal additions would not result in an adverse effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

As described above, the proposed project would involve the addition of a total of approximately 1,788 square-feet to the existing 1,292 square-foot two-unit residential building. With the addition, the building would be approximately 3,080 square-feet and 28′-7″ in height. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,788 square-foot addition is well under the 10,000 square foot limitation, and is located within an area of San Francisco that is well served with power, water, schools, and other services that would meet the needs of the proposed project. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource nor on a potential historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Michael E. Smith, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, May 22, 2007.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1238 47th Avenue
Block/Lot: 1704/036
Case No.: 2006.1253E
Date of Review: May 22, 2007

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant
Name: Yakuh Askew, AIA
Company: Sofa Architecture
Address: 2407 Harrison Street, Suite 2
San Francisco, CA 94110
Phone: (415) 920.1839
Fax: (415) 920.1840
Email: yakuh@sofa-architecture.com

Owner
Name: Padraig Sean O'Eagharataigh
Company: N/A
Address: 1697 23rd Avenue
San Francisco, CA 94122
Phone: (415) 225.8943
Fax: N/A
Email: N/A

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to construct a rear horizontal addition, a one-story vertical addition, and alter the front façade of a two-family dwelling. The addition would add approximately four-feet, one-inch to the height of the building.

Pre-Existing Historic Rating / Survey
Department records indicate the building was constructed in 1905. Water records suggest the building may have been constructed in 1904. The building is not listed on any historic surveys and it has no historic rating.

Historic District / Neighborhood Context
The subject property is located in the Outer Sunset neighborhood on 47th Avenue between Lincoln Way and Irving Street. The subject block is comprised of 2- and 3-story low-density residential structures of varying ages and architectural styles. The neighborhood has no identified historic districts.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Based upon the supplemental historic information prepared by Yakuh Askew, dated September 13, 2006, the building has had (16) owners and there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events.

The subject block does not appear to be eligible for listing on the California Register as a historic district because it does not have a high concentration of buildings in a coherent style or scale from a specific period of significance. In addition, many of the buildings on the block have been heavily altered.

Based on the age and style of the building it is an Edwardian. The architectural features of the building do not appear to meet Criterion 3, a building that embodies the distinctive characteristics of a type, period, region, or method of construction. The building has also been altered.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The building, located at 1238 47th Avenue, retains its gabled roof and elevated front entry but little else. The building's wood siding has been replaced by T-111 vertical siding, the front porch has been enclosed, a horizontal addition was constructed in the set back on the south side of the building, the many front windows have been replaced with vinyl windows, and the front yard has been paved. The building's interior floor plan has also been altered. As a result of these alterations the building has lost integrity of design, materials, workmanship, and feeling. Many of the buildings within the immediate context have been altered or replaced, including the adjacent building to the north that was replaced by an apartment building. As a result of these changes within the neighborhood the building has also lost integrity of setting and association. The building has not been moved so it retains integrity of location.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: The subject property is not within a historic district and the subject block does not appear to be eligible for inclusion in any existing historic district. There are no historically rated buildings on the subject or facing blocks.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: June 29 2007
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Brett Bollinger, MEA Planner

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2007.0313E – Demolition, Subdivision, & Construction of Two Residences
Location:	101 Arbor Street
Block/Lot	7553/039
City and County:	San Francisco

Description of Nature and Purpose of Project: The approximately 5,584-square-foot project site is located at 101 Arbor Street [Assessor's Block 7553, Lot 039] on the southwest corner of Arbor and Conrad Streets on a block bounded by Swiss Avenue and Sussex Street in the Glenn Park neighborhood. The proposed project would demolish the existing single-family building and subdivide the existing lot, resulting in two approximately 2,794-square-foot lots. The project also proposes to construct two new single-family residences consisting of 4,015 square feet and 4,699 square feet on the newly created lots. Each residence would be two stories over a basement-level garage and approximately 28'-9" in height. The project site is located in the RH-1 (Residential House, One Family) Use District and within a 40-X Height and Bulk District. The proposed project would require a subdivision permit from the Department of Public Works.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David O'Donnell Telephone: (415) 717-6877

EXEMPT STATUS:
X Categorical Exemption; Class 3 [State CEQA Guidelines Section 15303(a)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger Telephone: (415) 575-9024

Date of Determination:

August 9, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

DOCUMENTS DEPT.
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cc: David O'Donnel, Project Contact
Julian Banales, SW Quadrant
Supervisor Bevan Dufty
Sue Hestor

Bulletin Board
M.D.F.
Exemption / Exclusion File
Historical Preservation List

REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing residential structure located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA).

As described in the Historic Resource Evaluation (HRE)[1], the existing building was built in 1907 and is not included on any historic surveys. While the building was constructed after the 1906 earthquake, the subject property is not directly associated with the post-quake "Reconstruction District." The subject property did not replace a building that was destroyed in the post-quake fire, was not constructed by displaced refugees, and is located in an undeveloped area at the time of construction. The subject building is an 1^{1/2}-story, wood frame single-family residence. There are two major sections of the house: the original structure and a large addition constructed in 1966. The addition is a one story over a raised basement garage in an "L"-shaped plan and is connected to the older portion on the east side of the original building. The subject building does not embody the distinctive characteristics of a type, period, region, or method of construction and does not possess high architectural value. The addition severely compromises the character-defining features of the original building and the building does not retain sufficient architectural detailing to convey historical significance.

The project site is not within a designated or proposed historic district. The project site is located on Arbor Street in the Glen Park neighborhood. A mix of architectural styles characterizes the south side of Arbor Street at this location, with one-story and one-story-over-garage, single-family residences constructed in modified Craftsman, Marina and Mediterranean Revival styles. The buildings on the south side of Arbor Street were constructed in two major time periods, one in 1937 and the other in 1992. The general pattern of development and architectural character of the existing neighborhood does not suggest a potential historic district that would include the subject property.

Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

As described above, the proposed project would consist of the construction of two new single-family residences. Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of two single-family residences is exempt from environmental review under Class 3(a).

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. July 19, 2007. (See Attached).

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INFO: 558-6422
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger	**Planning Department Reviewer:**
Project Address:	**101 Arbor Street**	Sophie Middlebrook
Block: 7553 Lot:	039	415-558-6372
Case No.:	2007.0313E	sophie.middlebrook@sfgov.org
Date of Review:	July 19, 2007	

Preparer / Consultant		**Owner**	
Name:	Tim Kelley	Name:	David O'Donnell
Company:	Tim Kelley Consulting	Company:	
Address:	2912 Diamond Street San Francisco, CA 94131	Address:	135 Arbor Street San Francisco, 94131
Phone:	(415) 337-5824	Phone:	(415) 717-6872
Fax:		Fax:	
Email:	tim@timkelleyconsulting.com	Email:	dave_odonnell1@yahoo.com

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposed project is to demolish the existing single-family dwelling and to divide the existing lot into two legal lots, and to construct a new, single-family dwelling on each of the two lots.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1907. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Glen Park neighborhood, on the southwest corner of Arbor and Conrad Streets near Swiss Avenue. The subject property is located within an RH-1 zoning district and a 40-X height and bulk district.

A mix of architectural styles characterizes the south side of Arbor Street at this location, with one-story, and one-story-over-garage, single-family dwellings constructed in modified Craftsman and Marina and Mediterranean Revival style. According to the County Assessor's records, buildings on the south side of Arbor Street at this location appear to have been constructed in two major waves, one in 1937 and the second in 1992. Two buildings on the south side of the street, including the subject property, were constructed in the first decade of the twentieth century. Similarly, while there are two existing buildings on the opposite blockface that were constructed between 1906 and 1911, the majority of the extant buildings across the street were constructed in two mid-century waves: 1950 and 1964.

The subject property is not located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property was constructed in 1907. While the building was constructed just after the 1906 earthquake, the subject property does not appear to be directly associated with a post-quake "Reconstruction District." The subject property did not replace a building that was destroyed in the post-quake fire, does not appear to have been constructed by displaced refugees, and is located in what appears to have been an undeveloped area at the time.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from City Directories and newspaper searches provided by the project sponsor suggests that Clarence and May Downs were the first owners associated with the subject property, and that they transferred the deed to John and Marie McGlade in 1923. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one and a half story, wood frame, single-family dwelling oriented to the north on a down-sloping lot. There are two major sections of the house: the original structure, and a large addition constructed circa 1966.

The original portion of the structure is rectangular in plan with a hipped roof and three dormer windows. A shallow, canted bay window provides the only fenestration in the ground level of the north elevation. Each face of the bay has a single, double-hung, wooden sash, 1-over-1 window, each filled with tinted and dimpled glass. A red brick chimney rises from grade through the overhanging closed gable at the east end of the north elevation.

The mid-century addition is connected to the older portion through a "hyphen" east of the original building. The addition is one story over a raised basement (with a garage) in an "L"-shaped plan. The addition has a flat roof (used as a roof deck), with a parapet. The addition has one narrow double-hung window in a wood sash on the north elevation, and aluminum sliding windows throughout the rest of the building.

It does not appear that the subject building embodies the distinctive characters of a type, period, region, or method of construction. The subject property does not appear to be the work of a master, nor does it appear to possess high artistic values.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
As noted above, the subject property does not appear to meet the criteria for inclusion on the California Register.

The addition of the east section of the house severely compromises character-defining features of the original building by changing the primary orientation of the house from Conrad Street to Arbor Street, and by removing features such as the primary front porch. The building does not retain sufficient architectural detailing to convey historic significance.

The general pattern of development and architectural character of the existing neighborhood do not suggest a potential historic district that would include the subject property.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: It does not appear that the subject property is located in a potential historic district, nor does the proposed project appear to have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

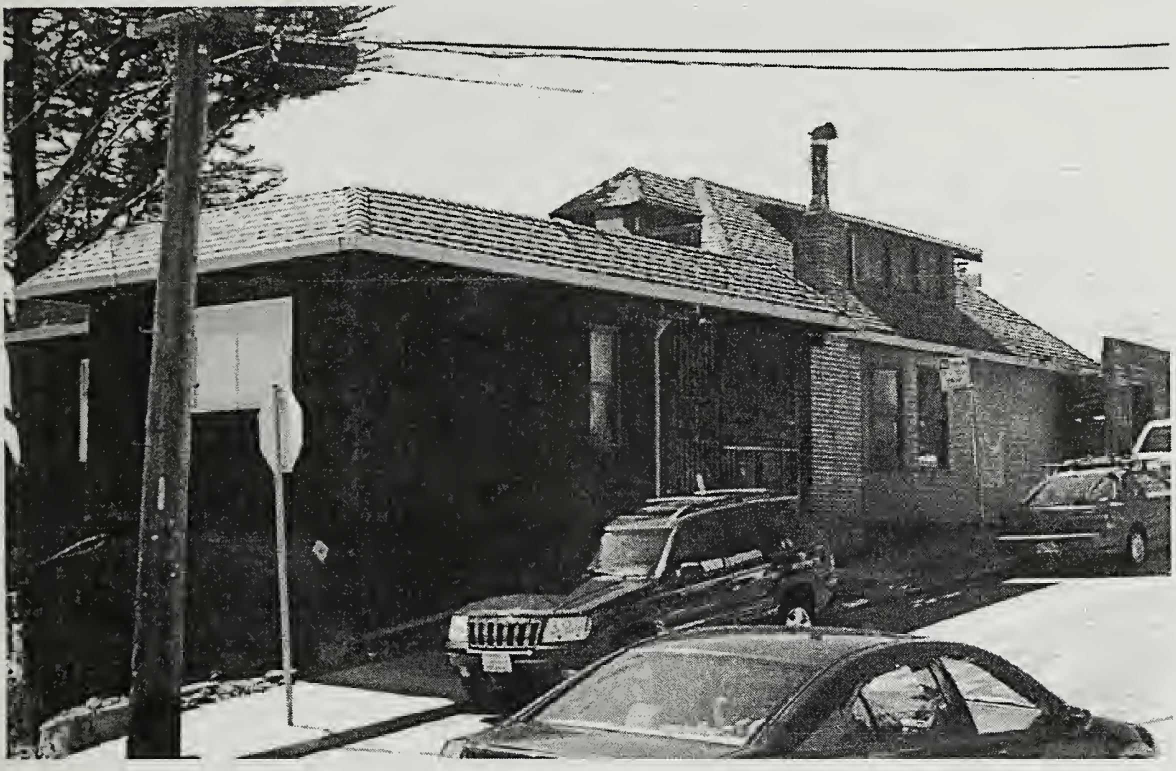
Signature ______________________ Date: 7-23-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Cecilia Jaroslawsky, Neighborhood Planner

Historical Evaluation

101 Arbor Street
San Francisco, California

October 2006



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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2006.1075E – 4529 25th Street
Project Location:	4529 25th Street, between Hoffman Avenue and Homestead Street
Assessor's Block and Lot:	Block 6543, Lot 012
City and County:	San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 4529 25th Street (Block 6543, Lot 012) is located mid-block on the south side of 25th Street, between Hoffman Avenue and Homestead Street in the Noe Valley neighborhood of San Francisco. The proposed project would include demolition of the existing, approximately 1,326-square-foot (sf), two-story, 30-foot-high, single-family residence over a two-car garage. The proposed project would consist of construction of a new, approximately 4,998 sf, three-story, 37-foot-high, two-family residence over a two-car garage. The existing building on the project site was constructed in 1914 or 1915 with a rear two-story addition added in 1925. The proposal includes the planting of one new street tree; there are presently no street trees fronting the subject property. The project site is approximately 3,750 sf in area, is zoned RH-2 (Residential, Two-Family), and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

John Maniscalco, 415 664-9900, representing Andrew Hale, owner

EXEMPT STATUS:

X Categorical Exemption, Class 1 and Class 3 [State CEQA Guidelines Sections 15301(l)(1) & 15303(b)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: (415) 575-9022

8/14/07
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: John Manascolco, Project Sponsor
M.E. Smith & J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board
M.D.F.

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REMARKS (Continued):
In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).[1]

Although original details remain on the front elevation, the residence does not retain sufficient integrity, including workmanship, setting, feeling, or association to be eligible for inclusion within the California Register of Historic Places. There are no existing or proposed historic districts in the project vicinity. The buildings on the subject block face range from one to two stories in height and there does not appear to be sufficient unity of architectural style in the immediate area for a potential historic district. Because the existing building is not considered a historic resource under CEQA, this project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would result in the construction of one new two-family residence and would therefore be exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Sophie Middlebrook , Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 4529 25th Street,. January 12, 2007.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 4529 25th Street
Block: 6543 Lot: 012
Case No.: 2006.1075E
Date of Review: Revised 04/02/2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Sarah Hahn
Company: Carey & Company
Address: 460 Bush Street
San Francisco, CA 94108
Phone: (415) 733-0773
Fax:
Email:

Owner
Name: Andrew McHale
Company:
Address: 1552 Cole Street
San Francisco, 94114
Phone: (415) 647-1373
Fax: (415) 647-2223
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The project proposes to remove the existing upper two-stories of the subject building, and to add both a horizontal and vertical addition to the street facing elevation. The project proposes to convert the existing single-family dwelling into a two-unit building, which complies with the existing density requirements of the RH-2 zoning district.

The subject property a single family dwelling that measures 1,326 square feet. The existing building is 2 stories over a garage, measures approximately 30' in height, and has two off-street parking places.

Pre-Existing Historic Rating / Survey
According to information provided by the County Assessor's office, the existing structure was constructed in 1913. However, an investigation of historic Sanborn maps suggests that the original structure was constructed in 1914 at the earliest and that the two-story addition at the rear was added in 1925. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context
The subject property is located in Noe Valley, on 25th Street, bounded by Hoffman Avenue to the west, Douglass Street to the east, and Clipper Street to the south. As the attached map illustrates, there are a number of buildings in the surrounding area that were constructed prior to 1913 – and therefore considered Category "B" buildings for the purposes of CEQA review; however, there does not appear to be sufficient unity of architectural style in the immediate area to form a potential historic district. The attached map also identifies a striking row of four cottages, all built in 1919, on the north side of 25th Street that may merit review as a group of historic resources for the purposes of CEQA.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Although the County Assessor's records indicate that the building was constructed in 1913, no actual building appears on the 1914 Sanborn map; rather, it appears that the map includes dimensions for a planned building that had not yet been constructed. Based on this information, it appears that the building was constructed in 1914 or 1915. The subject building is a wood frame structure, with two-stories over a garage level. The house is generally rectangular in plan with a front-facing gable roof. There is a large, second story addition to the house, which according to building permit records was added in 1925. The addition has a pyramid-shaped hipped roof. Both roof sections of the house are clad in composition shingles with overhanging eaves, exposed rafters, and decorative brackets at the gable. Much of the building is clad in wood shingles, although the gable end is clad in board and batten siding. Windows are generally one-over-one, double-hung wood windows with a single sash and lambs tongue detailing. There is a more decorative configuration on the front elevation with a row of 3 windows with a double hung wood sash; the upper sash on each window contains multiple lites, and the lower is a single pane. The house is entered through an enclosed entry that leads to a recessed entrance at the northeast corner of the 25th Street elevation.

It does not appear that the house is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*
>
> Based on research submitted by the Project Sponsor, the building does not appear to be associated with events significant to local, regional, or national history or cultural history.
>
> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*
>
> Based on research submitted by the Project Sponsor, the building does not appear to be associated with any persons of historical significance.
>
> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*
>
> As noted above, the original building was constructed on the site in approximately 1914, in what appears to be a craftsman style with a front facing gable roof. A large vertical and horizontal addition was added in 1925. The addition has a pyramid roof plan. It appears that at some point after the original construction, the front entrance was reconfigured to accommodate a single-car garage in front of the house under the primary entrance. It does not appear that the building embodies the distinctive characteristics of a type, period, region, or

method of construction, nor does the subject building represent the work of a known master or possess high artistic values.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☐ Retains ☒ Lacks
setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes:

As noted above, although original details remain on the front elevation, the building does not appear to be individually eligible for inclusion on the California Register. A large addition was made to the subject building in 1925 adding, according to the building permit, "three rooms and toilet." The 1925 permitted addition measures 16' by 24', and was 2 stories in height. There is no record of when the garage was added to the subject building; it is unlikely that a garage was included in the original structure.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

Please note the building does not appear to be a historical resource for the purposes of CEQA. The proposed project would not result in a significant impact to a historical resource; however, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

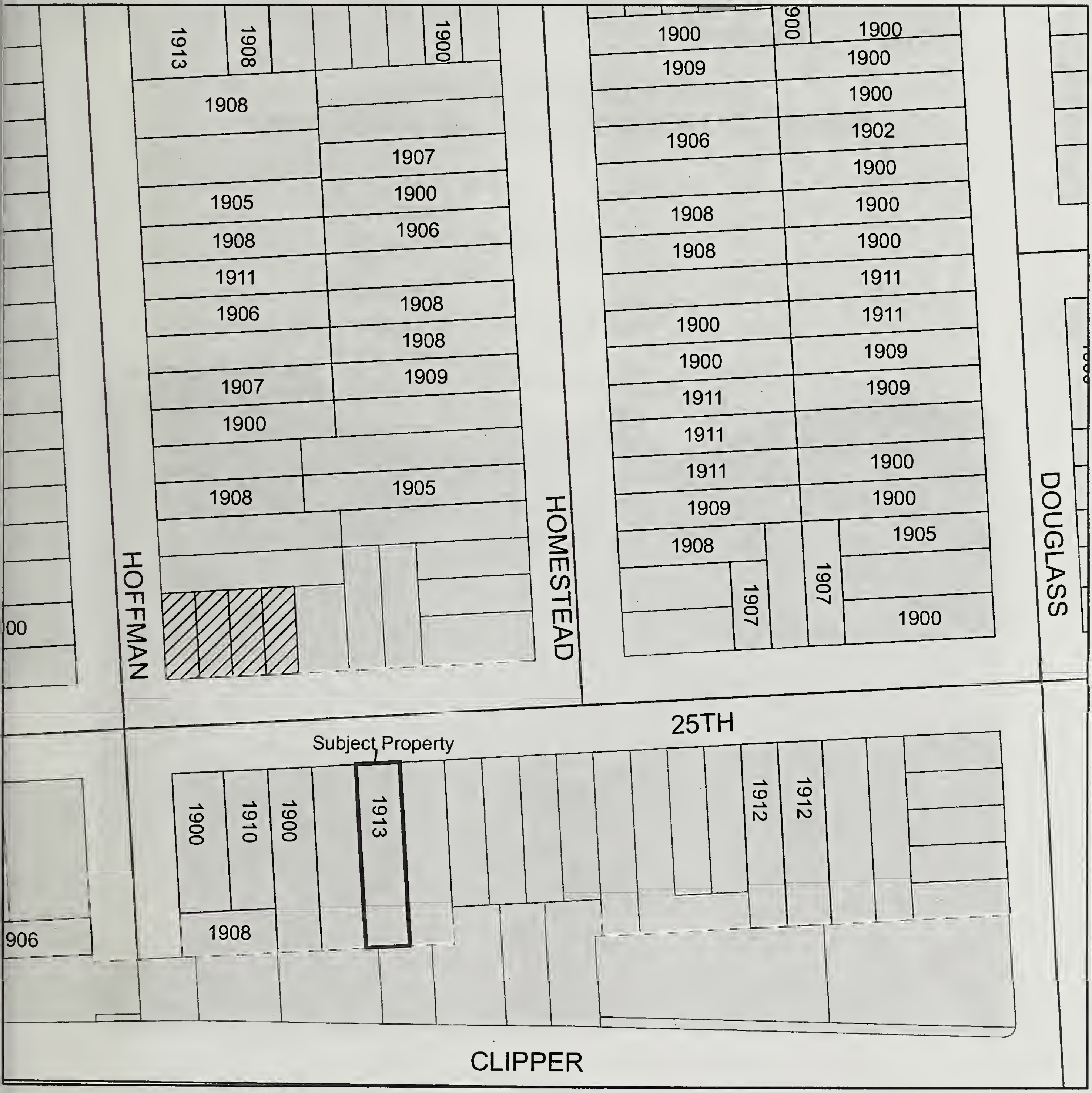
Notes: As noted above, it does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 4-5-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Michael E. Smith/Neighborhood Planner, SW Quadrant.

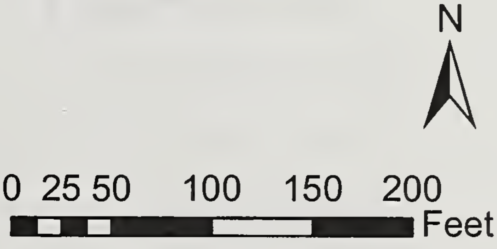
4529 25th Street


HOFFMAN
HOMESTEAD
DOUGLASS
25TH
CLIPPER
Subject Property
1913
1908
1900
1905
1906
1907
1909
1911
1902
1910
1912

Map Legend

- ▭ Subject Property
- ▭ Buildings Constructed Prior to 1913
- ▭ City Blocks and Lots
- ▨ Here Today Surveyed Properties
- ▨ Row of Buildings Constructed in 1919

Dates of construction are based on the County Assessor's records.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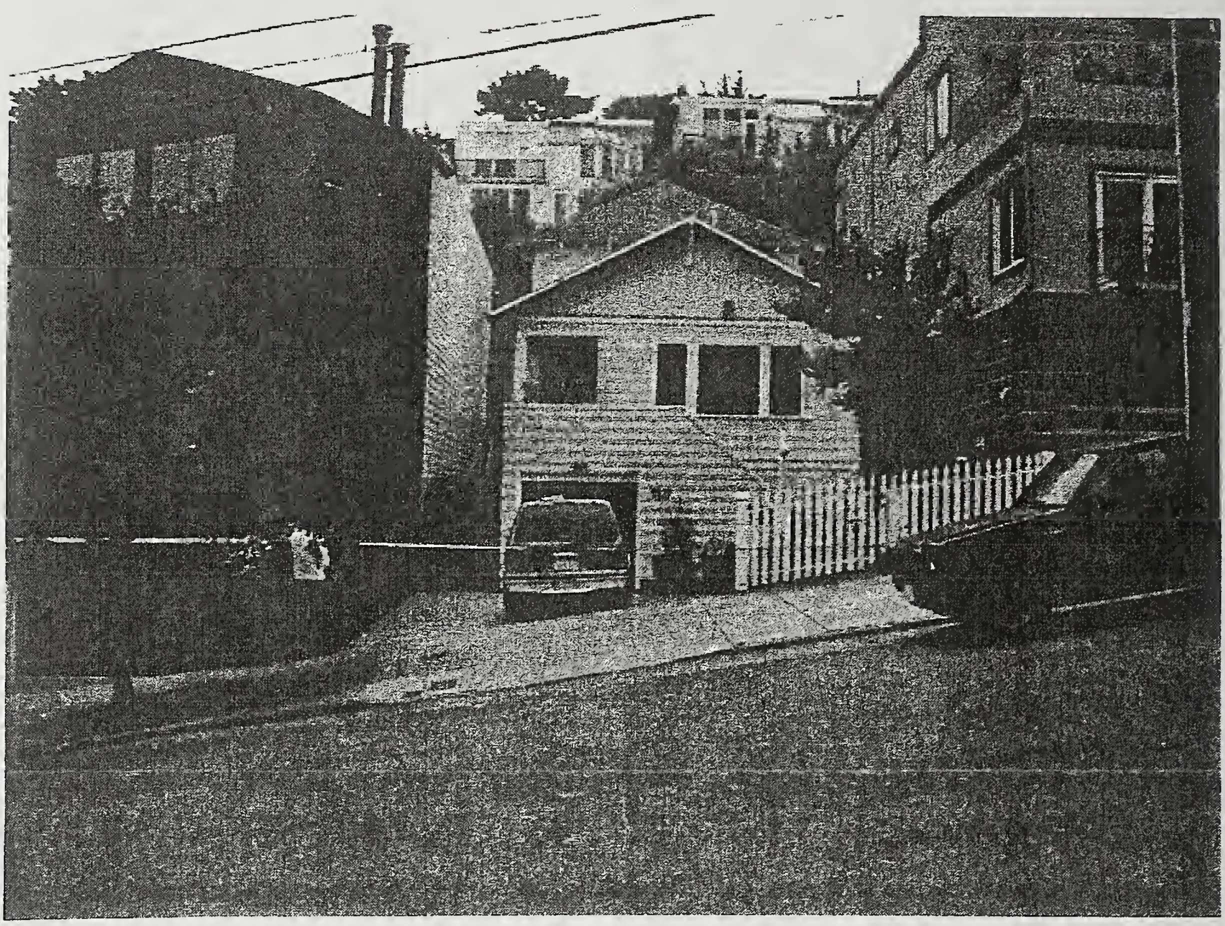

ADJ. ← | SUBJECT PROPERTY | → ADJ.

4521 25TH ST | 4529 25TH ST | 4537 25TH ST

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	August 13, 2007
Case No.:	**2007.0815E**
Project Title:	**Pier 70 Floating Drydock**
Zoning:	M-2, 40-X
Block/Lot:	9900/070
Project Sponsor	Mark R. Paez, Port of San Francisco (415) 705-8674
Staff Contact:	Don Lewis (415) 575-9094 don.lewis@sfgov.org

PROJECT DESCRIPTION:

The project site is located at Pier 70, at the foot of 20th Street east of Illinois Street. The proposed project would consist of disposing of an inoperable floating drydock, floating drydock No.1 (Dd1), which is temporarily berthed at Pier 70 within BAE Systems San Francisco ship repair facility. Because the vessel is inoperable and was determined to be in "scrap" condition by a qualified Marine Surveyor, the Port proposes to dispose of the vessel by having it dismantled, cut up, and sold as scrap for salvage value. The vessel is not seaworthy and can only be transported within the San Francisco Bay under careful supervision and ideal weather conditions. The Port would issue a Request for Proposals (RFP) to solicit a private contractor to undertake the disposal of the vessel. No new structures are proposed.

8
9
4/07

EXEMPT STATUS:

Categorical Exemption, Class 1(l) [State CEQA Guidelines Section 15301]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

Date 8/14/07

cc: Mark Paez, Planner, Port of San Francisco
Historic Distribution Mailing List

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REMARKS (continued):

The vessel was constructed by the Navy in 1943 and was fabricated as part of the Navy's WWII building program. This massive vessel, measuring 83,712 square feet, operated as part of the Pier 70 shipyard for most of its career until being retired by the Port in 1999 due to its inoperability caused by extensive deterioration and the failure of the vessel to re-float during drydock operations.

Dd1 is one of a number of historic features identified on the waterside of the Pier 70 area in the San Francisco Planning Department's 2001 Central Waterfront Cultural Resources Survey. Due to the lack of information about their date of construction, degree of integrity and significance, the Planning Department was unable to reach a conclusive survey level determination of significance for the Pier 68/70 area drydocks, wharves, and piers. As a result the Planning Department deferred the necessary additional research and analysis to the future and assigned these features a National Register of Historic Places Eligibility Rating of 4D5 based on their field observations.

On August 6, 2007, the San Francisco Planning Department's Preservation Coordinator determined that Dd1 is an ineligible resource due to the cumulative loss of integrity that has resulted from extensive deterioration, damage, alterations and the removal or loss of machinery and equipment necessary to understanding the function and significance of the vessel.[1]

As noted above, the disposal of Dd1 would result in the removal of vessel from its temporary berth at BAE Systems San Francisco ship repair facility at Pier 70. Because the inoperable vessel occupies an otherwise active berth that is a necessary part of the shipyard, removal would improve the day to day ship repair operation and long–term viability of this historic use of the property. Because two floating drydocks would remain in operation at the site and visible to the public, the proposed disposal of Dd1, which has lost its historic integrity and is not an eligible resource, would not result in an adverse effect on historical resources.

CEQA Guidelines Section 15301, or Class 1(l), provides for an exemption from environmental review for demolition and removal of individual small structures. The proposed project would remove an existing floating drydock. Therefore the proposed project would be exempt under Class 1(l).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mark Paez, Historic Preservation Technical Specialist, Port of San Francisco to Joy Navarrete, Major Environmental Analysis, August 6, 2007.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete

Project Address: Pier 70 - Foot of 20th Street east of Illinois Street
Block: 9900 Lot: 0070 (Pier 68-70)
Case No.:
Date of Review: July 23, 2007

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Mark Paez, Preservation Technical Specialist
Company: Port of San Francisco
Address Pier 1 The Embarcadero, San Francisco, CA 94111
Phone: 415-705-8674
Fax: 415-732-0497
Email: mark_paez@sfport.com

Owner
Name: Port of San Francisco
Company:
Address: Pier 1 The Embarcadero, San Francisco, CA 94111
Phone: 415-274-0400
Fax:
Email:

PROPOSED PROJECT

☒ Demolition (dismantle for salvage and recycling)
☐ Alteration (also includes maintenance and repair)

Project description:

The Port of San Francisco proposes to dispose of an inoperable floating drydock, floating Drydock No.1 (Dd1), which is temporarily berthed at Pier 70 within the BAE Systems San Francisco ship repair facility (see attached Pier 70 aerial photograph). Because the vessel is inoperable and was determined to be in “scrap” condition by a qualified Marine Surveyor (see attached June 2007 Structural and Environmental Assessment Report) the Port proposes to dispose of the vessel by having it dismantled, cut up and sold as scrap for salvage value. The vessel is not sea worthy and can only be transported within the San Francisco Bay under careful supervision and ideal weather conditions. The Port would issue a Request for Proposals (RFP) to solicit a private contractor to undertake the disposal of the vessel.

Pre-Existing Historic Rating / Survey

The vessel was constructed by the Navy in 1943 (the vessel identification “name” plate has been removed) and operated most of its 63 year career at Pier 70 as a civilian drydock. Dd1 was fabricated as part of the Navy's WWII building program and is technically referred to a as a Medium Auxiliary Floating Drydock (AFDM) (see attached copy of the original 1942 engineering drawing). The last safety inspection and certification of the vessel's operability by an independent qualified Marine Surveyor was conducted in 1983 for Todd Shipyards, the Port tenant that operated the Pier 70 shipyard at that time.

Dd1 formerly operated as part of the ship repair and drydock operation at Pier 70 under the management of Bethlehem Steel, and its successor's Todd Shipyard and San Francisco Drydock. The Port acquired Dd1 in 1987 as part of its acquisition of the former 65 acre shipyard in the Central Waterfront. The vessel measures 654 feet in length by 128 feet in width by 54 feet in height, this massive vessel operated as part of the Pier 70 shipyard for most of its career until being retired by the Port in 1999 due to its inoperability caused by extensive deterioration and the failure of the vessel to re-float during drydock operations. The Port's Pier 70 ship repair operations continue to utilize two other Port owned floating drydocks; the Eureka which is of similar design, age/vintage, size and construction as Dd1 and Drydock No. 2. that is a much larger vessel and of a later vintage (see attached contemporary Pier 70 Aerial Photograph). These two operable floating drydocks were also acquired by the Port as part of Bethlehem's 1987 transfer of the shipyard to the City. These two vessels are in relatively good condition and are periodically inspected for safety and certified by an independent qualified Marine Surveyor.

Dd1 is one of a number of historic features identified on the waterside of the Pier 70 area in the San Francisco Planning Department's 2001 Central Waterfront Cultural Resources Survey. Due to the lack of information about their date of construction, degree of integrity and significance, the Planning Department was unable to reach a conclusive survey level determination of significance for the Pier 68/70 area drydocks, wharves and piers. As a result the Planning Department deferred the necessary additional research and analysis to the future and assigned these features a National Register of Historic Places Eligibility Rating of 4D5 based upon their field observations (see attached DPR 523 Historic Resources Survey Record and National Register Status Codes Summary).

This HRER evaluation is based upon information contained in the city survey documentation, an April 2006 Ship Repair Yards & Drydocks in San Francisco 1941-55 historic context prepared by the Work Place History Organization, as well as additional primary research and documentation prepared by the Port's Maritime Division and other sources (see attached context statement). The outcome of this effort led to a determination that Dd1 is an ineligible resource due to the cumulative loss of integrity that has resulted from extensive deterioration, damage, alterations and the removal or loss of machinery and equipment necessary to understanding the function and significance of the vessel (see following summary and attached Drydock No. 1 Conditions Report for a listing of the deterioration, damage, alterations and loss of equipment).

Feature	**Status**
Control Room/House	Extensive damage caused by vandalism
Wing Walls	Extensive corrosion, holes & wood patches
Wing Wall Rigging	Missing
Wing Wall Connector Bridge	Removed
Wing Wall compartment Door	Removed
External Stairs	Hazardous due to unstable condition
Vessel Name/Identification Plate	Removed
Hull	Damaged by grounding on Yerba Buena Island
Outrigger and Flying Bridge	Damaged by grounding on Yerba Buena Island
Pontoon Deck	Loss of iron thickness, water penetration due to holes
Hatch Covers	Missing
Floatation	In operable, vessel takes on water and requires bilge pumping
Towing Bitts	Lack strength and stability necessary to tow vessel

This above list of features is evidence of the cumulative deterioration, damage, alteration, removal or loss of the above character defining features, including the control room, catwalks, aprons, and extensive deterioration and haphazard patching of the wingwalls and deck. The alteration or lack of these features contributes to the loss of integrity and a significant change in the appearance of the vessel such that it no longer reflects its historic WWII era. These features of the vessel are an integral part of the original design and engineering and are essential to understanding the complex functioning of the resource and collectively convey historic significance (for additional information on the operations of floating drydocks please refer to the attached Workplace History Organization Historic Context Report).

Additionally, the preparation of this report included consultation with Stephan Canright, Maritime Historian with the National Park Service Maritime Museum, and Andy Davis of Tri-coastal Marine, Consulting Navel Architect, with expertise in vintage vessels including floating drydocks. Both parties indicated that WWII vintage floating drydocks like Dd1 are not particularly distinguished or rare and that there are numerous similar floating drydocks from the WWII period on the west coast that are operable and/or in better condition, including the floating drydock Eureka which is a similar make and model drydock which is fully operational, berthed at and an active part of the Pier 70 shipyard.

The Port's Maritime and Engineering experts also contributed to this analysis of the Dd1 by providing detailed information about the condition of the vessel (see attached Floating Drydock Background Report). The background report includes conditions information, a chronology of events to date, costs associated with the berthing and retrieval of the vessel, a summary of its structural condition and photographic documentation. Five years have past since Planning prepared its 2001 DPR 523A and B Survey Form for the floating drydocks, piers and wharves at Pier 70. Dd1 has suffered from five additional years of deterioration and damage due to the impact of grounding at Yerba Buena Island.

The Port provided written notification of the proposed disposal to six potentially interested parties including historic preservation related organizations. The purpose of the notice was to provide these potentially interested parties with an opportunity to view and photograph the vessel and to determine whether or not they wished to make a proposal for the acceptance and transfer of the surplus vessel to their organization for historic preservation purposes. The Port agreed to transfer the vessel to a non-profit provided it could demonstrate that it had the economic capability to assume all liability for the vessel and had a plan for the reuse, preservation or exhibition of the vessel. The local non-profit historic preservation related group known as "Work Place History Organization" (WHO) initially expressed interest, but ultimately declined the Port's offer (see attached Port notification letter and WHO correspondence). None of the other parties or organizations contacted, including the National Maritime Park and Museum, expressed an interest in the vessel or its disposal.

Historic District / Neighborhood Context:

See above discussion of Neighborhood Context

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1941 to 1955

Notes: Floating Drydock No. 1 has a direct association with WWII, but is ineligible for historic resource consideration due to the significant loss of integrity resulting from its altered condition as discussed above.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Utilizing National Park Service Bulletin 15 and the seven aspects of integrity, as well as a National Register Bulletin 20 (Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places). Dd1 was analyzed and found to have lost integrity in five of the seven categories as follows:

Location

Dd1 maintains integrity of location and setting because it is still floating and berthed at Pier 70 within the ship repair facility, an area which maintains its historic maritime industrial appearance and use.

Design

Dd1 has lost integrity of design because of extensive deterioration, damage, alterations and loss of equipment and machinery necessary to the operation of the vessel. Although the basic hull form remains many of the vessels character defining features have been modified or removed. In addition, because in the opinion of qualified experts the vessel is not particularly distinguished or rare this potential resource must be sufficiently intact to maintain integrity of design.

Setting

Dd1 maintains integrity of setting because the character of the Pier 70 area where it acquired significance still reflects the WWII period of significance.

Materials

Dd1 has lost integrity of materials as a result of the cumulative loss of important character defining elements such as the Wing Wall Connector Bridge and rigging, as well as the extensive deterioration and damage to the wing walls and Pontoon such that it no longer retains sufficient key exterior materials from period of its historic significance.

Workmanship

The vessel is but a remnant of what it was during the period of significance making it difficult for even the trained eye to discern information about WWII era technology, aesthetics and construction techniques employed in the fabrication of this type of utilitarian vessel.

Feeling

Because the appearance of Dd1 no longer reflects the WWII era as a result of the cumulative loss of materials and alteration of character defining features, it no longer conveys an historic sense of a particular time period and therefore has lost integrity of feeling.

Association

Because the vessel is far from intact as a result of the extensive deterioration, damage, alterations and loss of equipment and machinery it is unable to provide a direct link to an historic event such as WWII ship building or repair and therefore lacks integrity of association.

The conclusion of this analysis of integrity is that Dd1 is ineligible individually, or as a potential contributor to a Pier 70 National Register Historic District, due to the cumulative loss of integrity (see attached Structural and Environmental Assessment, and Floating Drydock No. 1 Background and Conditions Report).

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The disposal of Dd1 would result in the removal of vessel from its temporary berth at the BAE Systems ship repair facility at Pier 70. Because the inoperable vessel occupies an otherwise active berth that is a necessary part of the shipyard, removal would improve the day to day ship repair operation and long-term viability of this historic use of the property. Because two floating drydocks, Floating Drydock No. 2 and the Eureka, would remain in operation at the site and visible to the public the proposed disposal of Dd1, which has lost its historic integrity and is not an eligible resource, would not result in an adverse effect on historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 8-6-07

Mark Luellen, Preservation Coordinator

Supporting Documentation Provided:

- Pier 70 Aerial Photograph
- Structural & Environmental Assessment
- 1942 Engineering Drawing
- DPR 523 A and B Records
- Work Place History Organization Historic Context
- Floating Drydock No.1 Background Report
- Port Notification and WHO correspondence

cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File
Kanya Dorland, Port of San Francisco

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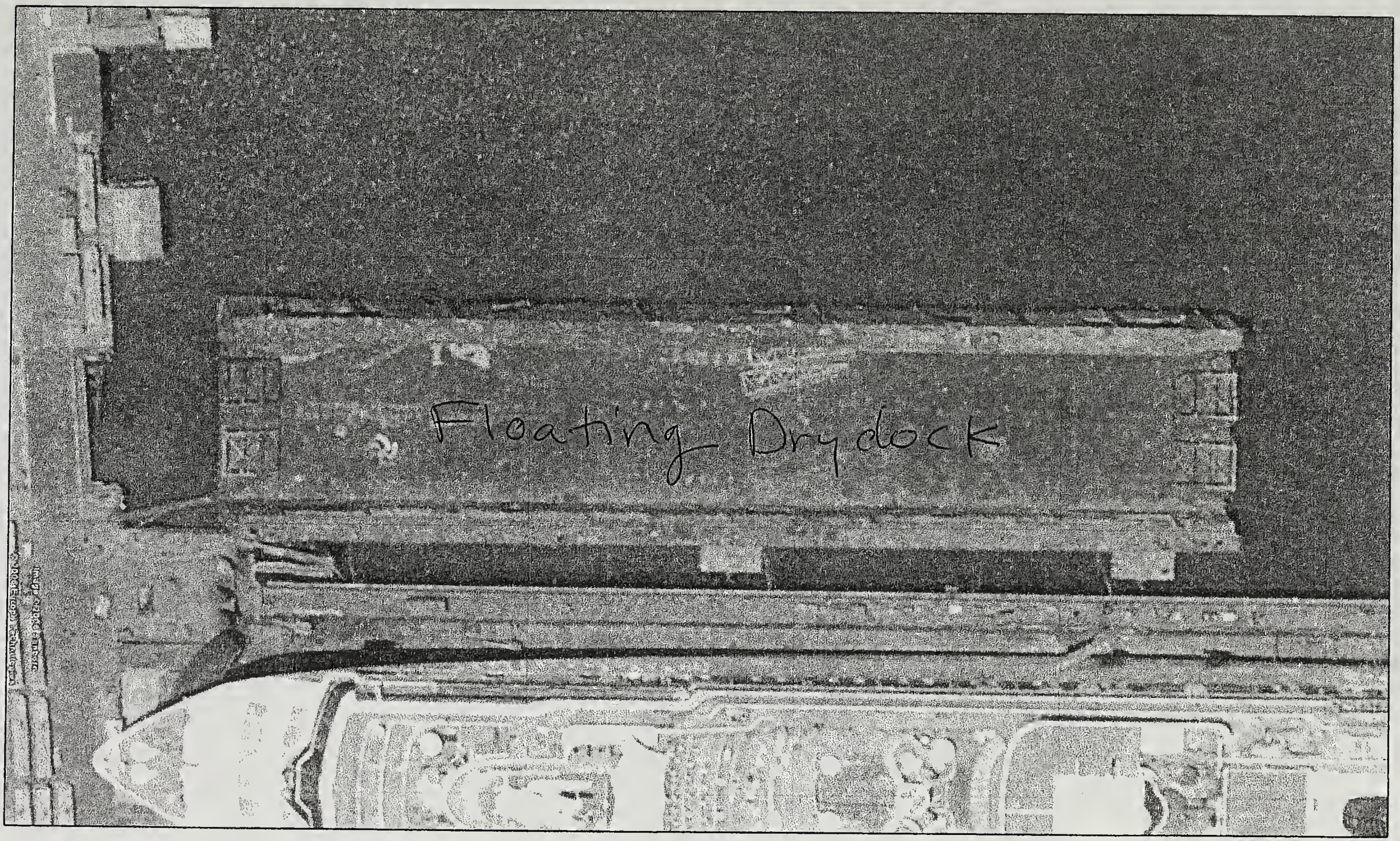
Floating Drydock

Figure 1. Floating Drydock at Berth 70, Port of San Francisco

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	August 16, 2007
Case No.:	**2006.0248E**
Project Title:	**1485 Van Dyke Avenue**
Zoning:	M-1 (Light Industrial) 40-X Height and Bulk District
Block/Lot:	Block 4829/Lot 011
Lot Size:	2,500 square feet
Project Sponsor	Corazon Meterparel 415-665-9853
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

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PROJECT DESCRIPTION:

8
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6/07

The proposed project would construct a 4,225-square-foot, two-story-over–garage residential building with two flats and two off-street parking spaces. The project would include demolition of the existing 1,498-square-foot, one-story-over-garage, single-family dwelling, which was constructed in 1904. The project site is located at 1485 Van Dyke Avenue on the west side near the southern corner of the intersection of Van Dyke Avenue and Keith Street in San Francisco's Bayview/Hunter's Point neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 3 and 1 [State CEQA Guidelines Sections 15303(b) and 15301(l)(1)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

8/16/07

WILLIAM C. WYCKO
Acting Environmental Review Officer

Date

cc:
- Corazon Meterparel, Project Sponsor
- Supervisor Sophie Maxwell, District 10
- Historic Distribution list
- Bulletin Board
- VirnaLiza Byrd, M.D.F.
- Exemption/Exclusion File

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1485 Van Dyke Avenue is an historical resource as defined by CEQA. In a memorandum dated July 31, 2007, the Planning Department determined that 1485 Van Dyke Avenue is not an historical resource pursuant to CEQA.[1] The existing structure is a 1,498-square-foot, one-story-over-garage, single-family dwelling with one off-street parking space constructed in approximately 1904, and it has no historical ratings.

Although the subject building appears to be part of the early stage of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local history.[2] No persons of known historical significance appear to have been associated with the subject property.[3] The building may be described as vernacular in style. Its architecture does not appear to embody the characteristics of any specific type, period, region, or method of construction.[4] Therefore, the subject building would not be individually eligible for inclusion on the California Register of Historic Places based upon events, persons, or architecture.[5] In addition, although the subject building retains integrity with respect to location, design and workmanship, it lacks integrity with respect to association, setting, feeling, and materials. For all of these reasons, the building at 1485 Van Dyke Avenue was determined not to be an historic resource for the purposes of CEQA.[6]

The subject property is located within the Bret Harte section of the Bayview/Hunter's Point neighborhood in an M-1 (Light Industrial) zoning district. The area is a mixed-use district which includes manufacturing plants, the Bayview Swimming Pool, Candlestick Park, a limited number of farm houses that date to the early twentieth century, and one- and two-family stucco homes, most of which were constructed in the 1930s. The subject property is not located within a designated or potential historic district, and the proposed new construction appears to comply with the San Francisco *Planning Code* (*Planning Code*) and Residential Design Guidelines.[7] Therefore, the proposed new construction would not have an adverse effect on off-site historical resources.[8] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Because the existing building is not considered an historical resource under CEQA, its demolition would not result in a significant impact on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 3 and Class 1.

---

[1] Historic Resource Evaluation Response Memorandum for 1485 Van Dyke Avenue from Sophie Middlebrook, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. July 31, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

[8] Ibid.

The proposed project would involve the new construction of an approximately 4,225-square-foot, two-story-over-garage residential building with two flats and two off-street parking spaces. The new building would be approximately 36 1/2 feet high, which is permitted within the 40-X height and bulk district. The project site is located within an M-1 zoning district. Residential uses within an M-1 district require conditional use authorization, and the project sponsor has applied for such authorization. Pursuant to *Planning Code* Section 215, dwelling unit density within the M-1 district shall not exceed the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street there from, whichever permits the greater density. The project site is located immediately adjacent to both an RH-1 and an RH-2 district, thus two dwelling units as proposed by the project would be permitted. Unit 1 would be located on the ground and second levels. Unit 2 would occupy the third floor of the new building. *Planning Code* Section 151 requires one off-street parking space for each residential unit. The proposed project would provide two off-street parking spaces, and, therefore, would comply with the *Planning Code.*

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The project site has 25 feet of street frontage, and the proposed project includes the planting of one new 15-gallon size street tree, to be located within the public right-of-way, which satisfies this requirement.

CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex, or similar multi-family residence, not to exceed six units in an urbanized area. The proposed project would provide two residential units. Therefore, the proposed project would be exempt from environmental review under Class 3.

The proposed project would also include demolition of the existing 1,498-square-foot, one-story-over-garage, single-family dwelling. Conditional use authorization is required for residential demolition, and the project sponsor has applied for this authorization. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, this exemption applies to the demolition of not more three single-family residences. The proposed project would result in the demolition of one single-family residence, and therefore, would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building is not an historic resource and its demolition and replacement would not have an adverse impact on any historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects, and would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: **1485 Van Dyke Avenue**
Block: 4829 Lot: 011
Case No.: 2006.0248E
Date of Review: July 31, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Amy Million
Company: KDI Land Use Planning
Address:
Phone: (415) 341-8890
Fax:
Email: Elizabeth@kdiplanning.com

Owner
Name: Michael and Meli Brown
Company:
Address: 53 Minerva Street
San Francisco, 94112
Phone: (415) 309-0573
Fax: (415) 587-7041
Email: none

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project includes the demolition of the existing single-family, single-story dwelling and the construction of a new, two-family, three-story residential building.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1906, however Spring Valley Water Company records indicate that the building may have been constructed in 1904. The first building permit on record for the subject property is dated 1922, and details a proposal to raise the existing structure 4' to add a garage. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Bret Harte section of the Bay View Hunter's Point district, on the west side of Van Dyke Avenue near the corner of Keith Street, two blocks southeast of Third Street. The subject property is located within the M-1 Zoning District in a mixed-use district including single- and two-family stucco homes, manufacturing plants, the Bay View Swimming Pool, Candlestick Park, and a limited number of remaining farm houses that date to the early twentieth century. The subject property is not located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1904, and as such, remains as a representative example of the an early wave of residential development in the neighborhood. Information submitted by the project sponsor indicates that most of the existing residential structures in the surrounding area were constructed in the 1930's. Although the subject property appears to be part of the early stage of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Spring Valley Water Company records were consulted, and William Balzer, a painter and "pyrotechnic" is the earliest known owner associated with the property. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building on the subject property is a one-story, single-family, wood-frame dwelling. Information provided by the County Assessor's office indicates that the structure measures approximately 650 square feet. Spring Valley Water records cite the structure as measuring approximately 320 square feet. It is likely that undocumented additions have been made to the subject property since its original construction. The subject building is a small cottage clad in asbestos siding. The structure's most notable feature is the bay window over a partially excavated garage. Windows are wood frame, double-hung, single-pane windows. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
The building does not appear to have been drastically altered since the addition of a garage in 1922 and the installation of asbestos siding in 1955; however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

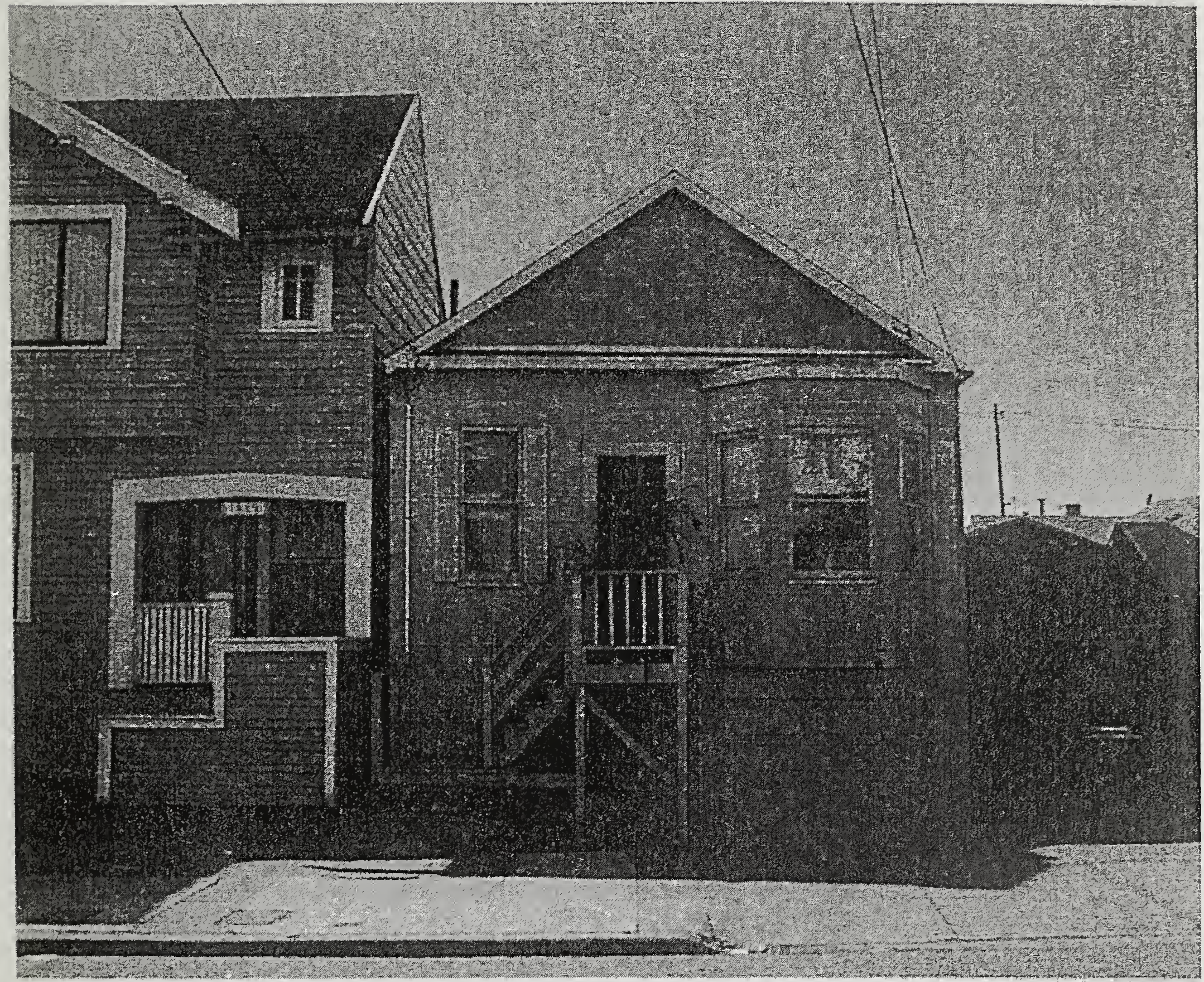
☐Yes ☒No ☐Unable to determine

Notes: The proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 8'2-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Erika Jackson, Neighborhood Planner, SE Quadrant



1485 VAN DYKE AVENUE

SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	August 30, 2007
Case No.:	**2007.0316E**
Project Title:	**470 – 472 8th Avenue**
Zoning:	RM-1 (Residential Mixed, Low Density) 40-X Height and Bulk District
Block/Lot:	Block 1537/Lot 027
Lot Size:	3,000 square feet
Project Sponsor	Lawrence Mock, Mock/Wallace Architects 415-626-6868
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

58
59
130/07

PROJECT DESCRIPTION:

The project site is located at 470-472 8th Avenue, on the east side of the street between Geary and Anza Streets, in San Francisco's Inner Richmond neighborhood. The existing building on the site, which was constructed between 1900 and 1907, is a 2,250-square-foot, two-story-over-garage, three-unit residential building with three off-street parking spaces located in a separate garage located at the rear of the property. The proposed project would convert the existing first floor, which has one residential unit, into

(Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(e) and 15301(l)(4)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

August 30, 2007

BILL WYCKO
Acting Environmental Review Officer

Date

cc:
Lawrence Mock, Project Sponsor
Sharon Young, Neighborhood Planning Northwest Team
Supervisor Jake McGoldrick, District 1
Historic Distribution list
Bulletin Board
VirnaLiza Byrd, M.D.F.
Exemption/Exclusion File

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PROJECT DESCRIPTION (continued):

a three-car garage, and enlarge the existing three floors with a horizontal addition to the rear of the structure. In addition, a vertical addition would create a fourth floor consisting of a one-bedroom dwelling unit. The resulting building would be a 5,389-square-foot, three-story-over-garage, three-unit residential building with three off-street parking spaces. It would be approximately 39 feet tall. The existing garage located at the rear of the property would be demolished. The front façade of the building would be altered by replacing asbestos shingle siding, the entrance stair and door, four aluminum windows, wood brackets at the cornice, and other detailing.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject building is an historical resource as defined by CEQA. In a memorandum dated August 14, 2007, the Planning Department determined that the existing structure on the project site, which was included on the Inner Richmond Survey with a rating of NE for Not Evaluated, is not an historical resource as defined by CEQA.[1]

As described in the attached memorandum, the subject building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons or architecture.[2] The majority of buildings in this neighborhood were constructed as part of the reconstruction effort following the 1906 Earthquake and Fire. Although the subject building was an early residential structure in this part of the Inner Richmond and it appears on the 1905 Historic Sanborn map in its current configuration, it was not associated with any events that have made a significant contribution to the broad patterns of history.[3] Accordingly, it would not be eligible for the California Register based upon Criterion 1, Events. Also, the subject building is not associated with any persons of historical significance and would not be eligible under Criterion 2, Persons.[4] The subject building may have been a hybrid of Folk Victorian and First Bay Tradition, but its style is difficult to ascertain. Evidence of its original form includes the low-pitched gable roof, simple wood brackets and eave, and square form. However, alterations and additions have removed sufficient details of the building's original appearance.[5] Therefore, the subject building would not be eligible for listing under Criterion 3, Architecture.[6] Although the subject building retains integrity with respect to location, setting, and association, it lacks integrity with respect to design, materials, workmanship, and feeling. For all of these reasons, the subject building was determined not to be an historic resource for the purposes of CEQA.[7]

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[1] Historic Resource Evaluation Response Memorandum for 470 – 472 8th Avenue from Tara Sullivan-Lenane, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. August 14, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

The subject property is located within an RM-1 (Residential Mixed, Low-density) zoning district. The area is characterized by small-to-medium scale, single-family homes and apartment buildings that were constructed between 1905 and 1915. Although the building styles vary and include Edwardian, Shingle/First bay with Craftsman details, there is considerable harmony. Most building details are intact, and a majority possesses the form and architectural detailing associated with their original construction. Many of these buildings were included on the Inner Richmond Survey as being contributors to the neighborhood. This portion of the Inner Richmond exhibits a high concentration of architecturally unified buildings, which indicates the existence of a potential California Register historic district.[8]

The subject building at 470 – 472 8th Avenue does not appear to be a contributor to this potential historic district. Although it was constructed within the period of significance (1905-1915), it no longer retains the qualities and characteristics to convey significance due to the following alterations: removal of ornamentation and installation of asbestos siding in 1939; conversion of the basement floor into a residential unit including the installation of a new window and door opening on the front façade in 1963; installation of aluminum windows in 1970; and the repair and rebuild of the front stairs in 1993.[9]

According to the Historic Resource Evaluation Response memorandum, the proposed alterations are sensitive to the historic resources in the area, and the proposed project would not have an adverse impact on off-site historical resources. Specifically, the asbestos siding would be removed and replaced with horizontal wood siding. One-over-one double-hung wood windows would be installed. The front entrance would be re-emphasized. The detailing to be used would be differentiated from adjacent historic structures, but would be compatible with them. The addition at the rear would not be visible from the public-right-of-way, and the vertical addition would be setback from the street to minimize its visibility. Expansion of the ground floor into the breezeway/driveway would be more in keeping with building patterns on the block.[10] Therefore, the proposed project would not have an adverse effect on off-site historical resources.[11]

Because the existing building and its accessory garage are not considered an historical resource under CEQA, the proposed alterations and demolition of the garage would not result in a significant impact to any historical resource. In summary, the proposed project would not have a significant adverse impact on any on- or off-site historic resources. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 1.

The new building would be approximately 39 feet in height, which is permitted within the 40-X height and bulk district. *San Francisco Planning Code* (*Planning Code*) Section 151 requires one off-street parking space for each residential unit. As described above, the proposed project would include demolition of the existing garage, which is in a deteriorated condition, and provide three off-street parking spaces in the converted first floor garage. Therefore, the project would satisfy this requirement.

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[8] Ibid.

[9] Ibid.

[10] Ibid.

[11] Ibid.

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of an addition of gross floor area equal to 20 percent or more of the gross floor area of the existing building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The project site has 25 feet of street frontage, and the proposal would include the planting of one new 15-gallon size street tree, to be located within the public right-of-way, which would satisfy this requirement.

Pursuant to *Planning Code* Section 209.1(e), a three-family dwelling is principally permitted in an RM-1 zoning district, and the project would provide three-dwelling units. The project site is a 3,000-square-foot lot. In addition, pursuant to *Planning Code* Section 208 the minimum square footage of lot area for each bedroom in an RM-1 district is 275 square feet. The proposed project would include six bedrooms requiring a minimum lot area of 1,650 square feet and would therefore comply with this section of the *Planning Code.*

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, additions of up to 10,000 square feet are exempt provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would add approximately 3,319 square feet to the existing structure, which is more than one-half of the existing floor area. However, the addition would be less than 10,000 square feet. The project site is in a fully developed urban area where all public services and facilities are available, and does not provide habitat for any sensitive species. Therefore, the project is exempt under Class 1.

CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption from environmental review for the demolition of an accessory structure including garages, carports, patios, swimming pools, and fences. The proposed project would result in the demolition of one garage, and would therefore be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building is not an historic resource, and its alteration and the demolition of the accessory garage at the rear of the property would not have an adverse impact on any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects, and would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 470-472 8th Avenue
Block: 1537 Lot: 027
Case No.: 2007.0316E
Date of Review: **08/14/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant		**Owner**	
Name:	Lawrence Mock	Name:	Albert Ko and Marian Lam
Company:	Mock/Wallace Architects	Company:	
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Phone:	415-626-6868	Phone:	
Fax:		Fax:	
Email:	mwadmin@mockwallace.com	Email:	

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The proposed project has several components, including:

- The removal of the front façade of the building, including the asbestos shingle siding, front entrance stair and entrance door, four aluminum windows, wood brackets at the cornice, and other detailing;
- The removal of the gable roof;
- The installation of a new front façade, featuring horizontal wood siding, a square-sided bay window with three one-over-one windows and paneling; a new garage opening at the basement floor, a new entrance stair and two residential entrance doors, and new decorative cornice;
- The construction of a horizontal addition at the roof, to be setback 15 feet from the front plane of the building;
- The construction of a horizontal addition at the non-visible portion of the rear façade; and
- The demolition of a one-story garage structure located at the non-visible portion of the rear of the property.

Pre-Existing Historic Rating / Survey:

- Listed on the *Inner Richmond Survey*, with a rating of "NE", or Not Evaluated.

Historic District / Neighborhood Context:

470-472 8th Avenue is located between Geary Boulevard and Anza Street in the central portion of the Inner Richmond neighborhood in San Francisco. It is surrounded by residential land uses with commercial uses along Geary Boulevard, and is within an RM-1 District (Residential, Mixed) Zoning District and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale single-family homes and apartment buildings, most of which were constructed between 1905 – 1915, with a few modern buildings constructed in the 1970's on the block. Building heights in the neighborhood are predominately two stories above a ground (garage) floor. There are a few apartment buildings, mainly located at the corners of Geary Boulevard and Anza Street. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Edwardian, Shingle/First Bay with Craftsman details, and contemporary.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes:

470-472 8th Avenue is a two-story-over-garage residence constructed between 1900 and 1907. Assessor records give a construction date of 1907 but the building appears on the 1905 Sanborn map in its present configuration. The building is square in form with a low-pitched gable roof; simple wood brackets beneath a shallow overhanging eave; a narrow masonry entrance stair at the northern side of the façade with a recessed entrance door; five square-headed window openings, two at the first and second floors, and one at the ground floor, featuring aluminum slider sashes; a single-door entrance at the ground floor, and an open 'breezeway'/driveway at the southern side of the ground floor, which runs beneath the building to the rear yard. The building is clad in horizontal asbestos shingles. The rear façade is plain in detail and is dominated by large window openings featuring aluminum sliders. There is a one-story garage structure at the rear property line, featuring a front-facing gable roof and open front. It is in a severely deteriorated condition.

470-472 8th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. There are no construction records for 470-472 8th Avenue but the building does appear on the 1905 Sanborn map in its present configuration. The original style is difficult to ascertain and may have been a hybrid of Folk Victorian and First Bay Tradition. There is some evidence of what the buildings' original appearance, such as the low pitched gable roof, simple wood brackets and eave, and square form, due to several alterations and additions, 470-472 8th Avenue today does not feature sufficient details of it's original appearance and therefore does not meet Criteria 3. Further, the alterations to 470-472 8th Avenue have not gained significance and do not in themselves cause the building to meet Criteria 3.

Giovanni and Pietro Molinari are listed as the original owners of 470-472 8th Avenue, and the property remained in their possession until 1939. From approximately 1939-1963 the property was owned by Nockola Sylvester. After 1963 the property changed owners several times until the current owner purchased the property in 1998. However, research has not revealed information indicating that the Molinari's or any subsequent owners or occupants of 470-472 8th Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 470-472 8th Avenue does not meet Criteria 2.

470-472 8th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 – events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While 470-472 8th Avenue was an early residential structure in this portion of the Inner Richmond neighborhood, the majority of the buildings were constructed in the aftermath of the 1906 earthquake and fire when the neighborhood was developed on a wide scale. 470-472 8th Avenue was constructed as a single-family home and is not associated with any events that have made a significant contribution to the broad patterns of history, and thus is ineligible for the California Register as an individual landmark under Criterion 1.

This portion of the Inner Richmond neighborhood does appear to qualify as a potential California Register Historic District. The immediate neighborhood contains a high concentration of buildings that were constructed between 1905 - 1915, when the area was developed for residential housing following the earthquake and fire of 1906. As a result of this phase of rapid development, there is considerable harmony among the houses and small apartment buildings in the neighborhood. The building styles vary but Edwardian and Shingle/First Bay with Craftsman details styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possesses the basic form and architectural detailing associated with their style from when they were originally constructed. Further, a majority of the buildings in the vicinity were included on the *Inner Richmond Survey* as being a contributor to the neighborhood. The high concentration of architecturally unified buildings indicates the existence of a potential district in this portion of the Inner Richmond neighborhood based on shared architectural characteristics.

However, 470-472 8th Avenue does not appear to contribute to this potential California Register historic district. 470-472 8th Avenue, while constructed within the period of significance, has been altered to such a degree that it no longer conveys the qualities and characteristics to convey significance. As such, 470-472 8th Avenue does not contribute to a potential historic district in this portion of the Inner Richmond neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☐ Retains	☒ Lacks	**feeling**	☐ Retains	☒ Lacks
materials	☐ Retains	☒ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

470-472 8th Avenue retains a low degree of integrity, having undergone several alterations during its lifetime. Records show that major alterations occurred on the building: the front façade was stripped of its ornamentation and asbestos siding was installed in 1939; the basement floor was converted into a separate unit in 1963, when a new window and door opening were installed; aluminum windows were installed in 1970; and the front stairs were repaired and rebuilt in 1993. Despite these alterations, 470-472 8th Avenue still retains elements of its historic appearance, such as its form and open 'breezeway'/driveway at the southern side of the ground floor, which runs beneath the building to the rear yard. These elements contribute to the building retaining integrity of location, setting, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 470-472 8th Avenue is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 470-472 8th Avenue is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 470-472 8th Avenue will not have an adverse impact on a potential California Register historic district located in this portion of the Inner Richmond neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1905-1915, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood.

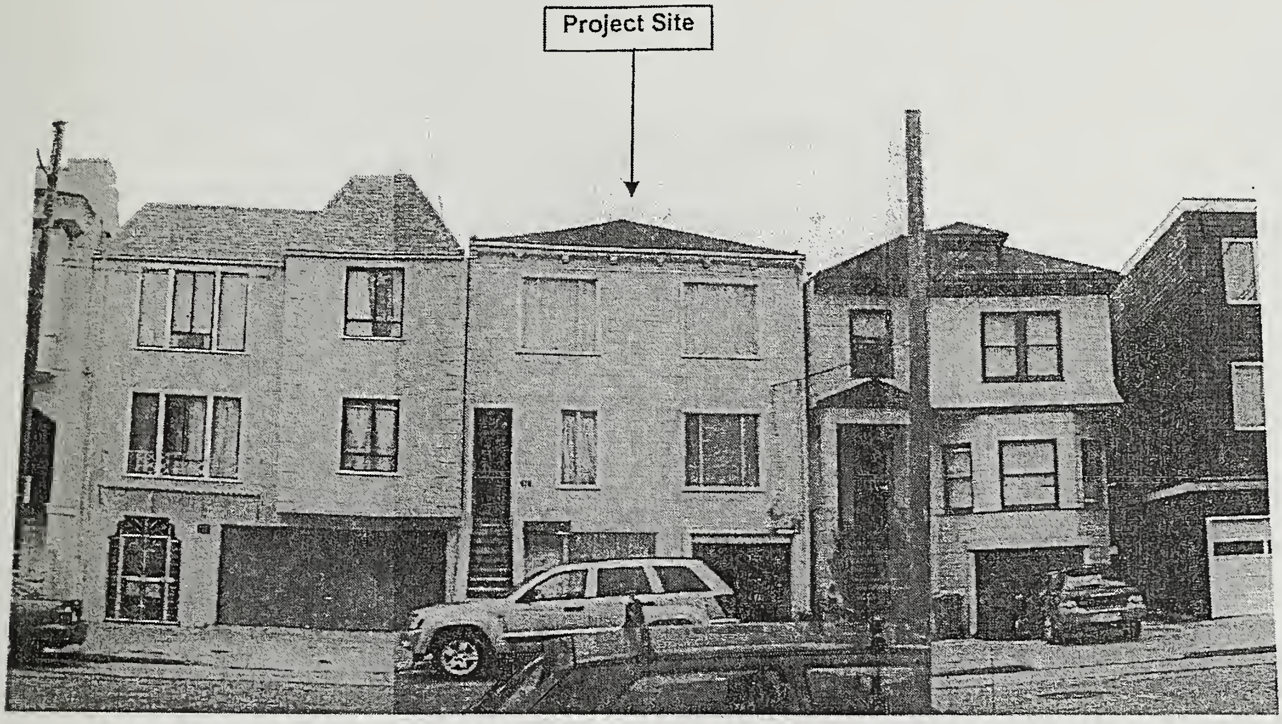
The proposed alterations to the building at 470-472 8th Avenue are sensitive to the historic resources in the area. The building will be clad in horizontal wood siding, with one-over-one double-hung wood windows, the entrance will be re-emphasized, and the detailing, while differentiated from the adjacent historic structures, is compatible with them. The addition at the roof will be setback from the street, thereby minimizing its visibility, and the addition at the rear will not be visible from the public way. The expansion of the ground floor into the covered 'breezeway/driveway' will be more in keeping with the building patterns on the block.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 8-20-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

470 8th Avenue, San Francisco


Project Site

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	August 24, 2007
Case No.:	**2007.0394E**
Project Title:	**107 Lobos Street**
Zoning:	RH-1 (Residential House, One Family) 40-X Height and Bulk District
Block/Lot:	Block 7104/Lot 049
Lot Size:	3,125 square feet
Project Sponsor	Jeff Chow 415-751-6111
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

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59
30/07

PROJECT DESCRIPTION:

The proposed project would construct a 4,000-square-foot, two-story-over–basement single-family residence with one off-street parking space, following demolition of the existing 2,100-square-foot, one-story-over-garage, single-family dwelling on the site, which was constructed in 1916. The project site is located at 107 Lobos Street, on the south side of the street near the southwest corner of the intersection of Lobos Street and Plymouth Avenue in San Francisco's Oceanview neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 3 and 1 [State CEQA Guidelines Sections 15303(a) and 15301(l)(1)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

August 30, 2007

BILL WYCKO
Acting Environmental Review Officer

Date

cc:
Jeff Chow, Project Sponsor
Thomas Wang, Neighborhood Planning Southwest Team
Supervisor Gerardo Sandoval, District 11
Historic Distribution list
Bulletin Board
VirnaLiza Byrd, M.D.F.
Exemption/Exclusion File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 107 Lobos Street is an historical resource as defined by CEQA. In a memorandum dated August 3, 2007, the Planning Department determined that the existing structure on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1] The existing building on the project site is a 2,100-square-foot, one-story-over-garage, single-family dwelling with one off-street parking space, which was constructed in approximately 1916.

As described in the memorandum, the subject building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons or architecture.[2] Although the existing building appears to be part of the early stage of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local history.[3] No persons of known historical significance appear to have been associated with the subject property.[4] The building may be described as vernacular in style. Its architecture does not appear to embody the characteristics of any specific type, period, region, or method of construction. Although the subject building retains integrity with respect to location, design, materials, and workmanship, it lacks integrity with respect to setting, feeling, and association. For all of these reasons, the building at 107 Lobos Street was determined not to be an historic resource for the purposes of CEQA.[5]

The subject property is located within an RH-1 (Residential House, One Family) zoning district. The surrounding buildings are primarily one-story-over-garage, stucco-clad, single-family dwellings that date from the late 1920s to the middle of the twentieth century. The opposite block face is occupied by Ocean View Recreation Center and Playground. The subject property does not appear to be located within a potential historic district, and the proposed new construction complies with the San Francisco *Planning Code* (*Planning Code*) and Residential Design Guidelines.[6] Therefore, the proposed project would not have an adverse effect on off-site historical resources.[7] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Because the existing building is not considered an historical resource under CEQA, its demolition and replacement would not result in a significant impact on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 3 and Class 1.

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[1] Historic Resource Evaluation Response Memorandum for 107 Lobos Street from Sophie Middlebrook, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. August 3, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

The proposed project would involve the construction of an approximately 4,000-square-foot, two-story-over-basement, single-family residence with one off-street parking space. The new building would be approximately 26 feet high, which is permitted within the 40-X height and bulk district. The project site is located within an RH-1 zoning district where a single-family residence is principally permitted. *Planning Code* Section 151 requires one off-street parking space for each residential unit. The proposed project would provide one off-street parking space, and, therefore, would comply with the *Planning Code.*

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The project site has 25 feet of street frontage, and the proposal would include the planting of one new 15-gallon size street tree, to be located within the public right-of-way, which would satisfy this requirement.

CEQA Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence. In an urbanized area, this exemption may apply to up to three single-family residences. The proposed project would construct one single-family residence. Therefore, the proposed project would be exempt from environmental review under Class 3.

The proposed project would also include demolition of the existing 2,100-square-foot, one-story-over-garage, single-family dwelling. Conditional use authorization is required for residential demolition, and the project sponsor has applied for this authorization. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure. The proposed project would result in the demolition of one single-family residential structure, and would therefore be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing building is not an historic resource, and as described above, its demolition and replacement would not have an adverse impact on any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects, and would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 107 Lobos Street
Block: 7104 Lot: 049
Case No.: 2007.0394E
Date of Review: August 3, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
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Company: Kelley and VerPlanck
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Email: tim@kvpconsulting.com

Owner
Name: Leung To Chow
Company:
Address: 451 24th Avenue
San Francisco, CA 94121
Phone: (415) 516-2291
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposed project includes demolition of the existing single-family, single-story dwelling, which according to records from the County Assessor's office measures approximately 965 square feet, and the construction of a new, two-story, single-family dwelling.

Pre-Existing Historic Rating / Survey

The County Assessor records and Department of Building Inspection permit records indicate that the building was constructed in 1916. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. Based on the recorded date of construction, the subject property is a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the south side of Lobos Street, between Plymouth and Capitol Avenues, in the Oceanview neighborhood. The subject property is within an RH-1 zoning district, although the adjacent street face along Plymouth Avenue is within an RH-2 zoning district and a 40-x height-bulk district. For the most part, the surrounding buildings are one-story-over-garage, stucco-clad, single-family dwellings that date from the late nineteen twenties to the middle of the twentieth century. The opposite block face is occupied by Ocean View Park, a city recreation facility.

It does not appear that the subject property is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Department of Building Inspection records were consulted, and Henry Fremy is the earliest known owner associated with the property. City Directory records list Fremy as a "driver." No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject property is a single-family, wood frame residence with one-story over a basement and garage. The building has a front gable, with two large, double-hung projecting bay windows that flank a gabled entrance porch. A shallow hipped roof covers the two bay windows. The gable end and the portico are clad in decorative wood shingles, while the majority of the structure is clad in horizontal wood siding. Two Tuscan columns support the portico, resting on a closed balustrade. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
The building does not appear to have been drastically altered since its construction, although it is likely that the garage was added at a later date without the benefit of permits; however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, the proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

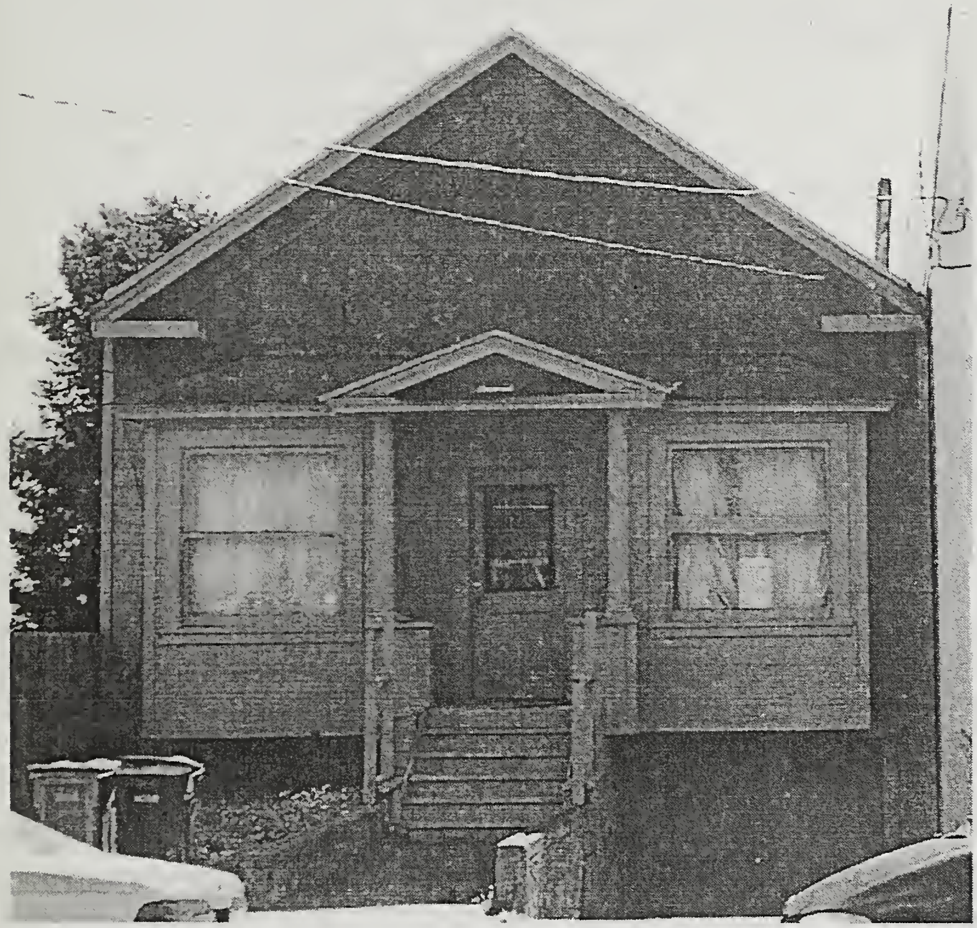
Signature ____________________ Date: 8·8·07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Tom Wang/Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\107 Lobos.doc

107 Lobos Street
San Francisco, California

April, 2007



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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	August 29, 2007
Case No.:	**2006.1111E**
Project Title:	**2175-2177 Bayshore Boulevard and 29 Blanken Avenue**
Zoning:	NC-1 (Neighborhood Commercial Cluster District) 40-X Height and Bulk District
Block/Lot:	Block 5066B/Lots 003 and 004
Lot Size:	3,126 square feet
Project Sponsor	Alex Nie, Best Design and Construction Company 415-656-3528
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

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10/07

PROJECT DESCRIPTION:

The proposed project would construct an 8,149-square-foot, three-story-over–basement, mixed-use building with 478 square feet of ground floor commercial space, four residential units, and four off-street parking spaces. The project would also include demolition of the existing 1,650-square-foot, one-story commercial building located on Lot 003, which was constructed in approximately 1932 as well as the 374-square-foot, one-story garage located on Lot 004 to the rear of the subject commercial space, which was constructed in approximately 1934. The project would require a rear yard modification pursuant to *San Francisco Planning Code* (*Planning Code*) Section 134(e) as well as a variance from *Planning Code* Section 140 for dwelling unit exposure. The project site is located on two lots at 2175-2177 Bayshore Boulevard and 29 Blanken Avenue, on the triangularly–shaped block bounded by Tunnel Avenue to the north, Blanken Avenue to the east, and Bayshore Boulevard to the southwest in San Francisco's Visitacion Valley neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 3 and 1 [State CEQA Guidelines Sections 15303(b), 15303(c), 15301(3) and 15301(4)]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

August 30, 2007
Date

cc:
Alex Nie, Project Sponsor
Supervisor Gerardo Sandoval, District 11
Erika Jackson, Neighborhood Planning Southeast Team
Historic Distribution list
Bulletin Board
VirnaLiza Byrd, M.D.F
Exemption/Exclusion File

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject property is an historical resource as defined by CEQA. In a memorandum dated July 13, 2007, the Planning Department determined that the subject property is not an historical resource pursuant to CEQA.[1] The existing structures on the project site are a 1,650-square-foot, one-story commercial building located at 2175-2177 Bayshore Boulevard, which was constructed in approximately 1932, and a 374-square-foot, one-story garage located at 29 Blanken Avenue, which was constructed in approximately 1934. Neither structure has any historical rating.

The subject property does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons or architecture.[2] It does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local history.[3] No persons of known historical significance appear to have been associated with the subject property. Although the commercial space at 2177 Bayshore Boulevard was associated with the historic Schlage Lock Company site for a short period of time, this limited association does not elevate the subject property to a level that would make it eligible for the California Register.[4] The subject building is a one-story commercial building with two storefronts that was designed in the Mission Revival Style. Although there have been some changes to the storefront systems and entries, the subject building retains a majority of its original fabric. However, its design is not unique nor is it an example of outstanding craftsmanship that would identify it as eligible under the architecture criterion for the California Register.[5] Thus, although it retains integrity with respect to location, design, materials, workmanship, setting, feeling, and association, it does not possess characteristics that would identify it as eligible for the California Register.[6] For all of these reasons, the subject property was determined not to be an historic resource for the purposes of CEQA.[7]

The subject property is located within an NC-1 (Neighborhood Commercial Cluster District) zoning district in Visitacion Valley, close to the boundary of San Francisco and San Mateo counties. The project site fronts on both Bayshore Boulevard and Tunnel Avenue. The neighborhood is comprised of small-scale residential buildings with some mixed-use buildings on corner lots and larger, neighborhood-serving commercial stores on Bayshore Boulevard. The surrounding buildings date from the early1920s to the middle of the twentieth century. The subject property is not within a designated historic district, nor does not appear to be located within a potential historic district.[8] The proposed new construction complies with the *Planning Code* and Residential Design Guidelines.[9] Therefore, the proposed project would not have an adverse effect on off-site historical resources.[10] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

---

[1] Historic Resource Evaluation Response Memorandum for 2175-2177 Bayshore Boulevard from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. July 13, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

[8] Ibid.

Because the existing buildings are not considered historical resources under CEQA, their demolition and replacement would not result in a significant impact to an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 3 and Class 1.

The proposed project would involve the new construction of an 8,149-square-foot, three-story-over–basement, mixed-use building with 478-square-feet of ground floor commercial space fronting on Bayshore Boulevard, four residential units, and four off-street parking spaces with vehicular access from Tunnel Avenue. The new building would be approximately 33 1/4 feet high, which is permitted within the 40-X height and bulk district. The project site is located within an NC-1 zoning district where residential uses and ground floor commercial uses are principally permitted. *Planning Code* Section 151 doe not require off-street parking for commercial uses of less than 500 square feet, and requires one off-street parking space for each residential unit. The proposed project would provide four off-street parking spaces for the residential units and none for the retails space of 478 square feet, and, therefore, would comply with the *Planning Code*.

The proposed project seeks a rear yard modification in an NC-1 district pursuant to *Planning Code* Section 134(e). The project site is an irregularly-shaped lot. In some places the rear yard provided would be more than 25 percent of the lot depth. In some places the rear yard provided would be less than 25 percent of the lot depth. Accordingly, the project sponsor is seeking a rear yard modification to allow the proposed rear yard configuration.

In addition, pursuant to *Planning Code* Section 140, all dwelling units in all use districts are required to have the windows of a room at least 120 square feet in size face an open area of one of the following types: a code-complying rear yard; a public street, public alley, or side yard at least 25 feet in width; or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. The proposed project would not satisfy this requirement, and therefore, the project sponsor has applied for an exposure variance due to the fact that Units 1, 2 and 3 would not face a code-complying rear yard.

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The project site has 39.6 feet of street frontage, and the proposed project would include the planting of two new 15-gallon size street trees, to be located within the public right-of-way, which would satisfy this requirement.

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[9] Ibid.

[10] Ibid.

CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In an urbanized area, this exemption may apply to a structure with up to six residential units. The proposed project would construct a multi-family residential structure with four dwelling units, and would be exempt under this class. In addition, CEQA Guidelines Section 15303(c), or Class 3, provides an exemption from environmental review for the construction of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, this exemption applies to up to four such commercial structures not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed project would include 478 square feet of ground floor commercial space. The project site is located within a developed part of the City where all necessary public services and facilities are available. The surrounding area is a neighborhood commercial district developed with urban uses and is not environmentally sensitive. Therefore, the proposed project would be exempt from environmental review under Class 3.

CEQA State Guidelines Section 15301(l)(3), or Class 1, provides an exemption from environmental review for the demolition of a store, motel, office, restaurant or similar structure if designed for an occupant load of 30 persons or less. In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such uses. The proposed project would include the demolition of the existing 1,650-square-foot, one-story commercial building, and would be exempt under Class 1. In addition, CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption from environmental review for the demolition of accessory structures including garages, carports, patios, swimming pools and fences. The proposed project would demolish the 374-square-foot, one-story garage located to the rear of the subject commercial space, and would therefore be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing buildings on the project site are not historic resources, and their demolition and replacement would not have an adverse impact on any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects, and would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
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MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: **2175-77 Bayshore Bv.**
Block: 5066B Lot: 003,004
Case No.: 2006.1111E
Date of Review: July 13, 2007

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Corey Alvin
Company: KDI Land Use Planning
Address: 855 Folsom St. Ste. 106
SF, CA 94107
Phone: (415) 341-8890

Owner
Name: Brian Lau
Address: 2177 Bayshore Bv
SF, CA 94134
Phone: (415) 420-9992
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project is to demolish the existing commercial structure and garage and construct a four-unit, mixed-use building with ground-floor commercial.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1932. The subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category C" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in a primarily residential, but mixed-use area of Visitacion Valley near the boundary of the City and County of San Francisco and San Mateo County. The Schlage Lock Company site is in close proximity to the subject property. The makeup of the immediate neighborhood consists of small-scale residential buildings, often with mixed-use or commercial establishments on corner lots and larger neighborhood-serving commercial stores on Bayshore Boulevard. Most buildings are about two stories in height, mainly comprised of Junior Fives, altered Craftsman cottages, and modest Art Deco inspired commercial structures. The subject property is not located within a designated historic district or a previously identified potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Based on the supplied information, the subject building does not appear to be associated with any events that would identify it as eligible for the California Register.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

The original owner was identified as A.M. Samuelson. No information is known about the original owner at this time. No persons of known historical significance appear to have been associated with the subject property. From the San Francisco Directory, the occupant of the commercial space at 2177 Bayshore Boulevard was Schlage Lock Company from 1959 until 1967. The subject building is within close proximity to the historic Schlage Lock Company Site and it appears that part of the subject building was associated with the company for a short period of time. This limited association does not elevate the subject building to a level that would identify it as eligible for the California Register.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for the California Register.

The subject building is a one-story, commercial structure designed in the Mission Revival Style. It is clad in light-colored stucco and possesses a sloping Mission tile roof along the primary elevation. There are two commercial spaces at ground-floor level with large storefront systems under shallow arched transom windows. The storefront system for 2177 Bayshore Boulevard appears to be original to the building's initial construction date. The bulkhead along Bayshore Boulevard appears to be clad in historic tile work that is likely original to the construction date of the subject building as well. While the subject building possesses a high degree of its historic integrity, its design is neither unique nor is it an example of outstanding craftsmanship that would identify it as eligible under the Architecture Criterion for the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
association.	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building retains the majority of its historic fabric. There have been some modifications to the storefront systems and entries, particularity at 2175 Bayshore Boulevard. While the subject building exhibits a high degree of historic integrity, it does not possess the characteristics that would identify it as eligible for the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

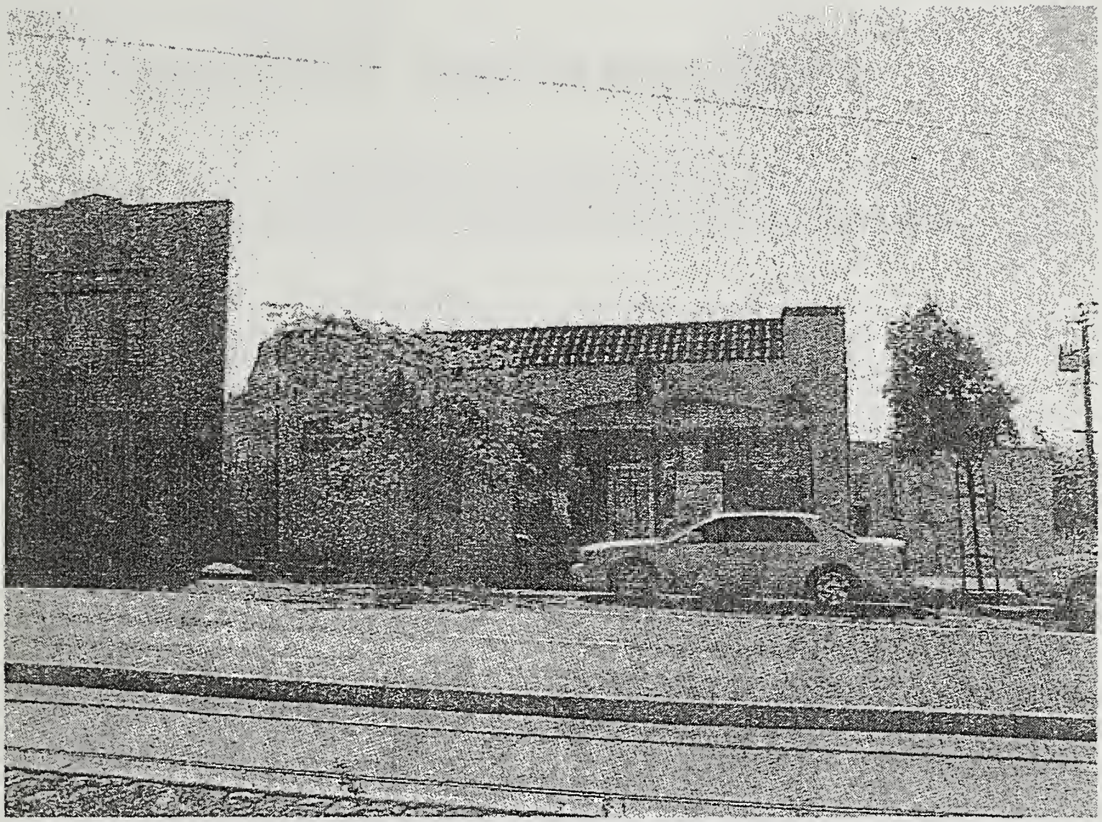
☐Yes ☒No ☐Unable to determine

Notes: Currently there is no indication that the subject building is located within a potential historic district, nor does it appear that the proposed project will adversely impact the nearby Schlage Lock Company Site. It is the determination of Staff that the proposed project will not have a negative impact on any potential off-site historic resources.

PRESERVATION COORDINATOR REVIEW

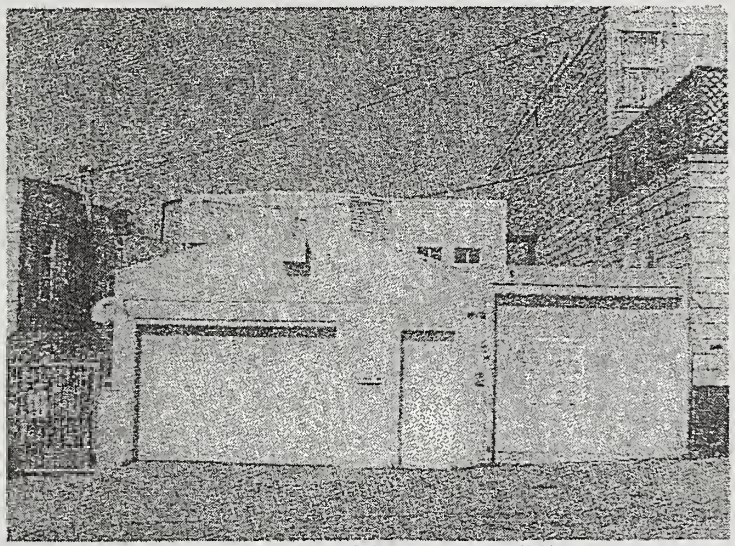
Signature ______________________ Date: 7-12-07
Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File



Front façade of the subject building

2175-2177 Bayshore Boulevard



East rear façade of the subject building

29 Blanken Avenue

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	August 28, 2007
Case No.:	**2006.0819E**
Project Title:	**133-135 Collingwood Street**
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	Block 2695/Lot 028
Lot Size:	3,062-square-feet
Project Sponsor	John W. Lau, Dickson Group (415) 831-7180
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the east side of Collingwood Street between 18th and 19th Streets in San Francisco's Eureka Valley (Castro) neighborhood. The existing building on the project site, which was constructed prior to 1885, is a 1,982-square-foot, two-story residential building with three one-bedroom units and no off-street parking. The proposed project would involve vertical and horizontal additions and interior remodeling of the existing structure to create a four-story, three-unit residential building

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

august 30, 2007
Date

cc:
John W. Lau, Project Contact
Tina Tam, Neighborhood Planning
Supervisor Bevan Dufty, District 8
Historic Distribution list
Bulletin Board
M.D.F. and Exemption/Exclusion File

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PROJECT DESCRIPTION (continued):

with no off-street parking. The resulting building would be approximately 4,373 square feet in size and 36 feet in height.

Unit 1 would be a 1,555-square-foot, thee-bedroom unit on the ground floor. Unit 2 would be a 1,360-square-foot, two-bedroom unit located on the second level, and Unit 3 would be a 1,458-square-foot, three-bedroom unit located on the third and fourth floors.

San Francisco Planning Code Section 151 requires one off-street parking space for each residential unit. However, since no off-street parking spaces are currently provided for the existing units, none is required for this proposed project.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated July 19, 2007, the Planning Department determined that the building is an historical resource.[1] The 1,982-square-foot, two-story, three-unit residential building on the project site has an estimated construction date prior to 1885. While it currently has no historical ratings, it appears to be eligible for listing on the California Register of Historic Places based on events and architecture for the following reasons.

Historic Sanborn maps indicate that the Castro neighborhood was sparsely developed in 1886, but by 1906 was much more densely developed. Therefore, under the California Register criteria of significance with respect to events, this building, which was constructed prior to 1885, is representative of the earliest wave of development in the Castro neighborhood.[2]

The two-story, wood-frame residential structure with shallow, gabled roof remains one of the oldest surviving buildings on this block of Collingwood Street. Architectural details on the Collingwood side of the building remain to convey the architectural significance of this building along with its form and massing. The architectural details include: the projecting wood cornice supported by brackets on its parapet, the recessed entrance and entrance trim, wood double-hung windows with ogee lugs on two stories of the primary, decorative wood pilasters as window surrounds on the rectangular bay, and coved wood siding. Therefore, with respect to architecture, the subject building appears to be eligible for the California Register based on its form, massing and remaining architectural detailing.[3]

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[1] Historic Resource Evaluation Response Memorandum for 133 -135 Collingwood Street from Sophie Middlebrook, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. July 19, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

The building's location and many of the materials remain unchanged, but with the subsequent subdivision of surrounding lots and increased residential density, the integrity of the subject building with respect to feeling and association has eroded.[4]

In summary, although the building lacks integrity with respect to association, setting, and feeling, it retains architectural integrity with respect to location, design, workmanship, and materials, as well as with respect to events. Therefore, the building has been determined to be an historical resource pursuant to CEQA.[5]

The project, as proposed, appears to comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties (Secretary's Standards)*. The façade would remain largely unchanged. The minor alterations on the front façade would include reconfiguring the entryway for the non-original door to the lower unit, and replacing the existing front steps in-kind. The proposed rear addition would be set back significantly from the front building wall and steps back as it gets higher. It would not have an adverse impact to the resource as it would be minimally visible from the public right-of-way. In addition, the proposed alterations would not create a false sense of historical development as the addition would be clearly differentiated from the original structure and would be minimally visible. The proposed addition would not destroy historic materials or features. As stated above, the addition would be sufficiently setback from the front building wall and would be compatible in terms of size, scale, proportion, and massing to the existing resource. For these reasons, the proposed project was determined to be consistent with the *Secretary's Standards* and would not cause a significant adverse impact to the historic resource.[6]

The subject building is not located within a designated historic district. The buildings on the east and west sides of the subject block of Collingwood Street consist of a mix of architectural styles and uses. The Collingwood Park and Recreation Center and its associated fields and courts dominate the west side of the street. The east side of the street is characterized by two- and three-story, residential buildings in a variety of architectural styles that include Stick, Mediterranean Revival, and contemporary. Ten of the seventeen buildings on the east side of Collingwood Street were constructed in or before 1913. However, the proposed project was determined to be consistent with the *Secretary's Standards*, and would, therefore, not cause a significant adverse impact to off-site historic resources for the reasons given above.[7] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, additions of up to 10,000 square feet are exempt provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive.

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[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

The proposed project would add approximately 2,391 square feet to the existing structure, which is more than one-half of the existing floor area. However, the addition would be less than 10,000 square feet. The project site is in a developed area where all public services and facilities are available. The project site does not provide habitat for any sensitive species. Therefore, the project is exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The building at 133 – 135 Collingwood Street is an historic resource pursuant to CEQA. However, as described above, the proposed project has been determined not to have a significant adverse impact on either on-site or off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classification.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: **133-135 Collingwood St.**
Block: 2695 Lot: 028
Case No.: 2006.0819E
Date of Review: July 19, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Tim Kelley
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Fax:
Email: tim@timkelleyconsulting.com

Owner

Name: Alexander Volkov
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San Francisco, 94109
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Fax:
Email: volkoff@usa.net

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:

The proposed project is to add a horizontal and vertical addition to the existing structure to expand each of the three units. The proposed addition will be significantly set back from the front building wall, and will be only minimally visible from public rights-of-way.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900, however historic Sanborn Fire Insurance maps and City Directories indicate that the structure was constructed in the late nineteenth century, prior to 1885. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Upper Market neighborhood on the east side of Collingwood Street, bounded by 18th Street to the north and 19th to the south, and Diamond and Castro Streets to the east and west. The subject property is located in an RH-3 zoning district, and a 40-x height and bulk district. A mix of architectural styles and uses characterizes Collingwood Street at this location. The Collingwood Park and Recreation Center and its associated fields and courts dominate the west side of Collingwood Street. Two- and three-story residential buildings in a range of architectural styles – including Stick, Mediterranean Revival, and very contemporary buildings – characterize the east side of the street. According to the County Assessor's records, six residential buildings on the east side of the block face were constructed prior to 1900, and four buildings were constructed between 1900 and 1910. A cluster of four Mediterranean Revival-style buildings constructed between 1929-1932 are located south of the subject building; buildings built in the nineteenth and early twentieth century are located north of the subject building. Ten of the seventeen buildings on the east side of Collingwood at this location were constructed in or before 1913, and therefore considered Category "B" buildings for the purposes of CEQA. The subject property is not located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed prior to 1885, and as such, remains as a representative example of the earliest wave of residential development in the Castro neighborhood. Historic Sanborn maps indicate that the neighborhood was only sparsely developed by 1886, but that by 1906 the neighborhood was far more densely populated.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Census records were consulted, and Albert DeGuerre, a printer, is the earliest known owner associated with the property in 1885. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building appears to be eligible for the California Register based on its form, massing, and remaining architectural detailing, which are typical of the early residential development of the Castro neighborhood.

The subject building is a two-story, wood frame residential structure with a shallow, gabled roof concealed behind a parapet. The parapet is detailed with a projecting wood cornice supported by brackets. Two pairs of arched, one-over-one double hung wood windows (detailed with ogee lugs typical of the construction period) dominate the upper and lower stories of the rectangular bay located on the north end of the facade. A straight flight of wooden stairs with a wood handrail and turned, wood balusters leads from street level to a recessed, paneled front entrance. A bracketed wood portico covers the entrance stairs. The entrance to the structure's lower unit is located under the wood stairs. A double casement window is located north of the rectangular bay.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
As noted above, the existing building appears to have been constructed sometime prior to 1885. As one of the oldest surviving buildings on the block, the building retains its form, massing, and much of the architectural detailing on the front, street-facing elevation. While the location and many of the materials remain, much of the feeling and association has eroded over time as lots have been subdivided, residential density has increased, and the Collingwood Park and Recreation Center was constructed on the opposite side of the block.

Architectural details that remain and help to convey the significance of the building include: the cornice supported by brackets, the recessed entrance and entrance trim, wood double hung windows with ogee lugs on two stories of the the primary, decorative wood pilasters as window surrounds on the rectangular bay, and coved wood siding on the Collingwood elevation. As noted above, sufficient form, massing, and architectural details remain to convey the subject building's architectural significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: As proposed, the project appears to comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.* As proposed, the façade of the subject building will remain largely unchanged, and the proposed rear addition is set back sufficiently from the front building wall that it will not result in a significant or negative impact to the resource.

The project, as proposed, appears to meet the following *Standards*:

> Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
>
> *The proposed project includes minor alterations to the façade, including reconfiguring the entryway for the non-original door to the lower unit, and replacing the existing front steps*

in-kind. The addition proposed for the rear of the subject property will be minimally visible from public rights-of-way, as it is set back significantly from the front building wall, and steps back as it gets higher.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not include alterations that would create a false sense of historical development. The addition is clearly articulated as an addition, and will be minimally visible and clearly differentiated from the original.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition will not destroy historic materials or features. The setback from the front elevation of the proposed new addition is sufficiently set back from the front building wall that it is compatible with the size, scale, proportion, and massing of existing resource.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed alteration at the front elevation is minimal and will not compromise the integrity of the property. The proposed addition for the rear will be clearly differentiated from the original structure, and will not compromise the essential form and integrity of the property.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

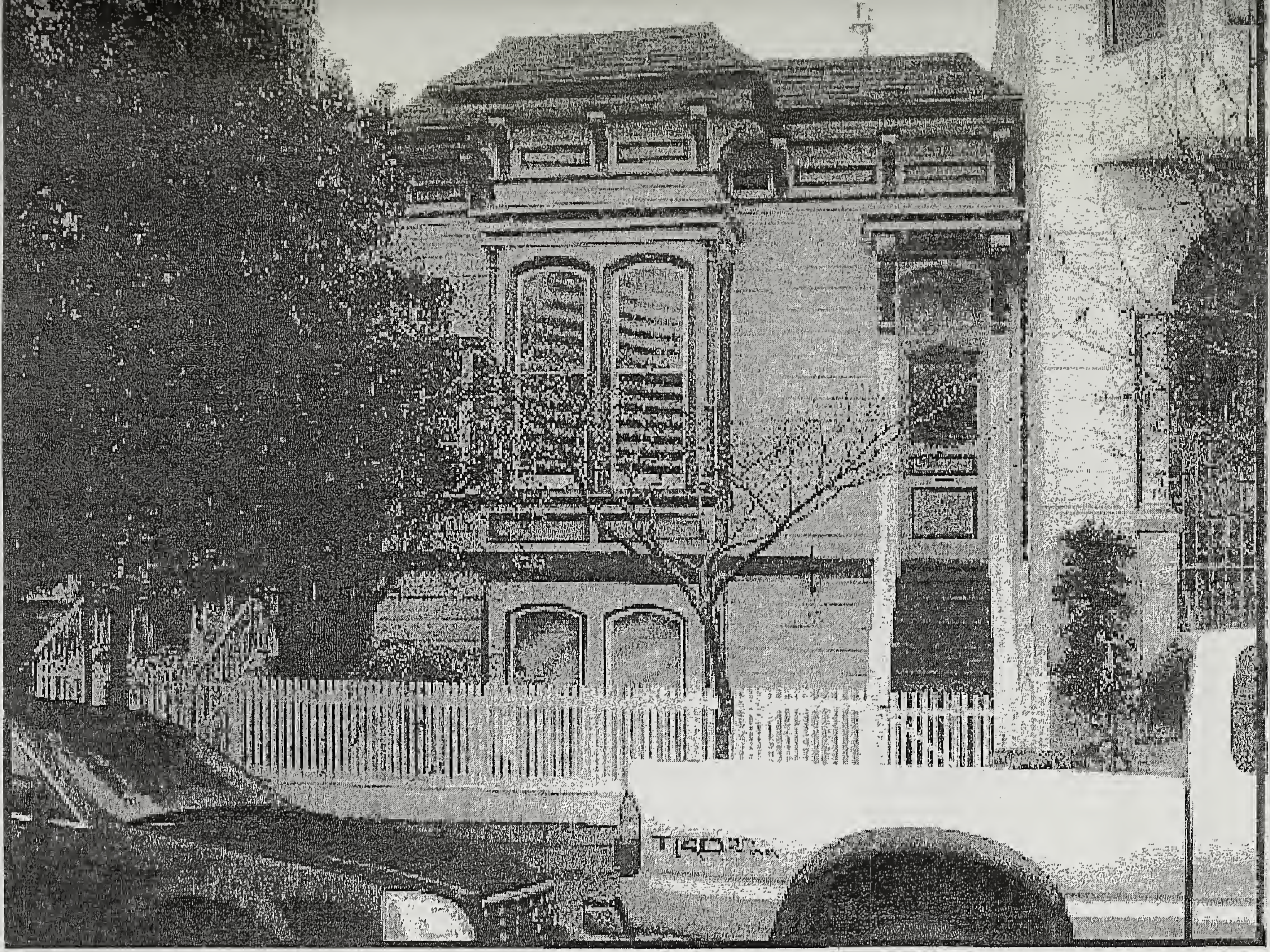
☐Yes ☒No ☐Unable to determine

Notes: It does not appear that the proposed project will have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature ____________________ Date: 7-23-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Tina Tam/Senior Planner, Director's Office



133 – 135 Collingwood Street

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2005.0486E**
Project Title:	**2564 Sutter Street**
Zoning:	RH-3 (Residential, House, Three Family)/40-X Height and Bulk District
Block/Lot:	Block 1053/Lot 012
Lot Size:	3437.50 square feet
Project Sponsor	Suheil Shatara, Shatara Architecture - (415) 512-7566
Staff Contact:	Nannie Turrell – (415) 575-9047 nannie.turrell@sfgov.org

PROJECT DESCRIPTION:

The approximately 3,400-square-foot project site is located at 2564 Sutter Street (Assessor's Block 1053, Lot 12. The proposed project includes interior renovations; horizontal and vertical additions; raising the structure approximately 12" to accommodate the conversion of the basement floor into a habitable area; restoration of the primary facades; alteration of the front setback area and repair of the front retaining wall and historic metal railing. (Continued on page 2)

58
59
12/07

EXEMPT STATUS:

Categorical Exemption [State CEQA Guidelines, Section 15301, Class 1

REMARKS:

(Continued on page 2)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

William C. Wycko
Acting Environmental Review Officer

September 12 2007
Date

cc:
Suheil Shatara, Shatara Architects
Peter McCluskey, Property Owner
Supervisor Mirkarimi, District 5
Supervisor Peskin, District 3
Stephen Williams
Glenn Cabreros, San Francisco Planning Dept.
Larry Badiner, Zoning Administrator
Historic Preservation List
Bulletin Board/Master Decision File
Exemption/Exclusion File

DOCUMENTS DEPT
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PROJECT DESCRIPTION:

The existing 29-foot-tall, one-and-a-half-story over basement, single-family structure contains approximately 2,500 square feet (sq. ft.). With the proposed additions, the building would be approximately 36 feet and five inches tall, and contain three dwelling units in 5,049 square feet. There is currently no off-street parking on the project site and none is proposed. The proposed project would require a Variance for not providing two off-street parking spaces. The project site is located on the north side of Sutter Street within the block bound by Bush, Sutter, Broderick, and Baker streets in the lower Pacific Heights/Western Addition neighborhood. The project site is in the RH-3 (Residential, House, Three-Family) zoning district and the 40-X height and bulk district.

REMARKS:

The current project proposed for this property, which is the subject of this *Categorical Exemption Determination*, is a revision of a proposal for which a *Certificate of Determination of Exemption/Exclusion from Environmental Review* (*Categorical Exemption Determination*) was issued on June 29, 2006.[1] The 2006 *Categorical Exemption Determination* was appealed to the San Francisco Board of Supervisors on September 22, 2006 by Stephen Williams.[2] In a public hearing before the Board of Supervisors (Board) held on November 14, 2006, the Board disapproved the Planning Department's *Categorical Exemption Determination*.[3]

The property at 2564 Sutter Street is included in *Here Today* on page 297, and is listed in the Planning Department's 1976 Architectural Survey, with a rating of "2" on a scale of "-2" to "5," with "5" being the highest rating. The description in *Here Today* describes the structure on the property, which was built in 1890, as a "one-story Stick Style cottage with floriated frieze," and indicates it is "an exact duplicate of 2932 Pine Street," which on page 288 of *Here Today* is described as a late Stick style cottage where "the imaginative entablature has all the classic components, which have, however, been whimsically reproportioned." In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building located on the project site meets the California Register's Architectural Criteria of Significance, because it is a "quintessential Stick style building," designed by Thomas J. Welsh, a prolific and well-known architect in San Francisco in the late nineteenth century.[4]

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[1] San Francisco Planning Department 2006. Certificate of Determination of Exemption/Exclusion from Environmental Review (Categorical Exemption Determination), 2564 Sutter Street, San Francisco. June 29. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0486E.

[2] Williams, Stephen M. 2006. Appeal of Categorical Exemption from Environmental Review-Issued June 29, 2006. September 22. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0486E.

[3] Young, Gloria L. 2006. Clerk of the Board, Board of Supervisors. City and County of San Francisco. Motion No. MO6-135, File No. 061635. Approved by the Board of Supervisors on December 5. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0486E.

[4] Sullivan-Lenane, Tara 2007. San Francisco Planning Department. MEMORANDUM: Revised Historic Resource Evaluation Response #2. September 5. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0486E.

Planning Department staff has reviewed the current proposed project and determined that the project is consistent with the *Secretary of the Interior's Standards for Rehabilitation and Preservation.* The character-defining features that give the building significance as a historic resource, namely the entrance portico, square bay window with ornamental detailing, deep cornice with heavily ornamented brackets and banding beneath, and all decorative detailing, would not be altered. Raising the structure 12 inches would not distract from the form and massing and the building would still read as a small 'cottage.' In addition, alterations at the front setback would have minimal impact on the setting and would not alter the front façade. The new vertical addition would be set back, would be minimally visible from the public way, and would not detract from or destroy any character-defining features of the building. The project proposes retention of historic materials and features, and stabilization of features that have deteriorated. It would repair features in disrepair, and only replace features that are so deteriorated that they are beyond reasonable repair. All replacement features would match historic features in terms of material, size, configuration, detail, and ornamentation.

The proposed project would not impact off-site resources. There is a high concentration of buildings in the neighborhood that were included in *Here Today* and the 1976 Architectural Survey. Planning Department staff review of properties in the neighborhood found the existence of a potential historic district based on shared architectural characteristics. The proposed project at 2564 Sutter Street meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and therefore would not have an adverse impact in off-site historic resources.[5]

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 sq. ft.; the project is in an area where all public services and utilities are available to allow for maximum development permissible in the General Plan; and the area is not environmentally sensitive. The proposed project would add approximately 2,561- sq. ft. to the existing approximately 2,500-square-foot structure, for a total of 5,049 sq. ft. The project site is located in a dense urban residential neighborhood where all public services and facilities are available. In addition, the proposed project is within the development limits permissible under the General Plan, and the surrounding area is not environmentally sensitive. Therefore the project is appropriately exempt under Class 1(e)(2).

Additionally, CEQA Guidelines section 15301(a) exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include reconfiguration of the interior space to create separate residential living areas, and removal and construction of partitions and facilities, including related electrical and plumbing installations and upgrades. Therefore the proposed project is exempt under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource. However as described above, the proposed project would not adversely affect either the on-site resource or off-site resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Ibid.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
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MEMORANDUM:
REVISED Historic Resource Evaluation Response #2

MEA Planner: Nannie Turrell

Project Address: 2564 Sutter Street
Block: 1053; Lot: 012
Case No.: 2005.0486E
Date of Review: 09/05/07

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name:	Suheil Shatara
Company:	Shatara Architecture, Inc.
Address:	522 Second Street San Francisco, CA 94107
Phone:	(415)512-7566
Fax:	
Email:	

Owner:

Name:	Peter McCluskey
Company:	
Address:	2822 Clement Street, #6 San Francisco, CA 94121
Phone:	(415) 750-1121
Fax:	
Email:	peter@mccluskey.net

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The project consists of several elements:

- Raising the structure 12" to accommodate the conversion of the basement floor into habitable area;
- The restoration of the primary façades, including the visible primary side elevations, including:
    - The repair of the ten one-over-one double-hung wood windows (two windows are segmental-headed) and the replacement of the severely deteriorated windows with new windows that will match the historic in terms of material, configuration, and details;
    - The repair of the wood façade, including the horizontal siding, overhanging cornice, wood brackets, panels, corner boards with decoration, ornamentation, including festoons, and all other character-defining material, and the replacement of the severely deteriorated materials with new elements that will match the historic in terms of material, configuration, and details;
    - The repair of the historic entrance including the transom window, entrance surround, and other details;
    - The removal of a non-historic wood-and-glass entrance door and the installation of a new wood-and glass entrance door;
- The alteration of the front setback area, including the reconfiguration of the entrance stairs to accommodate a second entrance path, and the construction of new entrance stairs and railings;
- The repair of the front retaining wall and the historic metal railing;

- The installation of a second wood-and-glass entrance door at the eastern side setback of the basement floor;
- The construction of a one-story vertical addition at the roof, to be setback 15' from the front façade of the building, and 7'-10" from the eastern side, and will feature a series of setbacks to match the historic roofline, to be clad in horizontal wood siding with minimal detail; and
- The construction of a three-story horizontal addition at the non-visible rear façade, to be clad in horizontal wood siding and feature one-over-one windows.

Pre-Existing Historic Rating / Survey

- Included in *Here Today*, page 297.
- Listed in 1976 Architectural Survey, with a rating of "2" on a scale of (on a scale of "–2" to "5", with "5" being most significant).

Historic District / Neighborhood Context:

2564 Sutter Street is located on the north side of the street between Baker and Broderick Streets in the southwest portion of the lower Pacific Heights neighborhood in San Francisco. One block from the Divisadero Street commercial neighborhood and two blocks from both the California Street and Geary Boulevard commercial corridors, the building is surrounded primarily by residential land uses with commercial stores located towards Divisidero and California Streets. It is within an RH-3 District and a 40-X Height and Bulk District.

The area is characterized by small-and-medium-scale homes on the north side of Sutter Street, most of which were constructed prior to 1900. Many of these buildings have been altered. On the south side of Sutter Street, is a large public housing complex that was constructed in 1943. Building heights in the neighborhood typically range from two stories above a ground floor to three stories, with the buildings in the public housing project ranging from three to four stories tall. Building styles and ornamentation are in a variety of architectural types with the predominant style being Stick with Italianate and Edwardian structures interspersed throughout the area. There is a high concentration of buildings in the immediate vicinity (the subject block # 1053 and the blocks to the north of the subject property) that were included in the 1976 Citywide Architectural Survey and are in *Here Today.*

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1885-1906

Notes:

2646 Sutter Street is a one-story-over-basement cottage structure designed by Thomas J. Welsh and constructed in 1890. Designed in the Stick style, the building features all of the characteristics of Stick buildings constructed in the era: it sits low to the ground, with the entrance at the eastern side of the building, featuring an recessed entrance portico with wood paneled sides and ornamental trim; a modern wood-and-glass entrance door with the historic transom window above and decorative surround; a large panel above the entrance portico with festoon ornamentation; an offset square-sided bay window that runs from the basement to the cornice, with decorative panels beneath the bay window between the first and basement floors, corner boards with ornamental trim, and a panel of festoons above the window openings and beneath the cornice; a flat-roof with a deep eave featuring decorative panels and brackets that line up with the side framing of the entrance, windows, and bay; a wide band of trim under the cornice, featuring panels and other ornamental patterns; vertical stripes at the side of the windows with decorative detailing; square-headed double-hung wood windows with lambs-tongue details on the upper sashes with one segmental-headed double-hung wood window in the center of the bay at the first floor; and decorative wood corner boards along the sides of the building. The building is clad in simple-drop horizontal wood siding. The visible side façades feature the same decoration and trim.

The subject property does not appear to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 1 (Events) or 2 (Persons). However, 2564 Sutter Street appears to be eligible for the listing in the California Register as an individual resource under Criteria 3 (Architecture) because it is a quintessential Stick style building. It retains all of its original materials, massing, configuration, and detailing, and significantly embodies the distinctive characteristics of the Stick style.

In addition, 2564 Sutter Street is also individually eligible for the California Register of Historical Resources under Criterion 3 (Architecture) because it was designed by Thomas J. Welsh, a prolific and well-known architect in San Francisco in the late nineteenth century.[1] In addition to designing the original St. Mary's Cathedral and many other churches and religious structures in the Bay area, Thomas J. Welsh designed dozens of residential properties throughout the City. Thomas J. Welsh can be considered a master architect who made a significant contribution to the built environment in San Francisco. 2564 Sutter Street is an intact and excellent example of the residential architecture he designed during the height of his career, and as such, is eligible under Criterion 3 (Architecture).

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[1] Welsh, Patricia Ann, *Thomas John Welsh Architect, 1845 – 1918: A Journey of Discovery.* PAW Productions, San Francisco, CA. 1993, 1995.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

2564 Sutter Street retains an extremely high degree of integrity. The building appears to have had few alterations to it during its lifetime. Apparent alterations include a modern entrance door and window sashes in the basement floor windows. The character-defining features which give the building its significance, namely the entrance portico, square bay window with ornamental detailing, deep cornice with a heavily ornamented brackets and banding beneath, and all decorative detailing are intact. Further, the form, massing, fenestration pattern are still intact. In sum, 2564 Sutter Street retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 2564 Sutter Street is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the entrance portico, square bay window with ornamental detailing, deep cornice with a heavily ornamented brackets and banding beneath, and all decorative detailing will not be altered with this proposal. Raising the structure 12 inches will not detract from the form and massing of the structure and the building will still read as a small 'cottage', thereby retaining a key component of its significance. The alterations at the front setback will have a minimal impact to the setting and will not alter the primary façade.

The new addition at the roof and rear of the property is minimal in size and will not remove any character-defining materials from the primary façade or cause the building to lose its significance as a historic resource. The rooftop addition will be setback from the front of the building and will also feature setbacks that mirror those of the building, which will minimize visibility from the public way. Importantly, the roof addition will be minimally visible from the public way so that it will not detract from nor destroy any character-defining features of the building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 5 and 9. Of note are:

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

In addition, the proposal for 2564 Sutter Street is consistent with the Secretary of Interior's Standards for Preservation. The project calls for the retention of historic materials and features, and to stabilize those features that are deteriorated. It will repair those features that are in disrepair and will only replace features that are so deteriorated that they are beyond reasonable repair. All replacement features will match the historic features in terms of material, size, configuration, detail, and ornamentation.

The proposed project is consistent with the Secretary of the Interior's Standards for Preservation, in particular Standards 2, 5, and 6. Of note are:

Standard 2: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

The existing features of 2564 Sutter Street, namely the entrance portico, square bay window with ornamental detailing, deep cornice with a heavily ornamented brackets and banding beneath, and all decorative detailing will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 2564 Sutter Street will not have an adverse impact on off-site historic resources. There is a high concentration of buildings in the neighborhood that were included in the 1976 Architectural Survey and in *Here Today*. Planning Department review of other properties in the neighborhood has found the existence of a potential historic district based on shared architectural characteristics. However, the project at 2564 Sutter Street meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and therefore will not have an adverse impact on any off-site historic resources in the neighborhood.

PRESERVATION COORDINATOR REVIEW

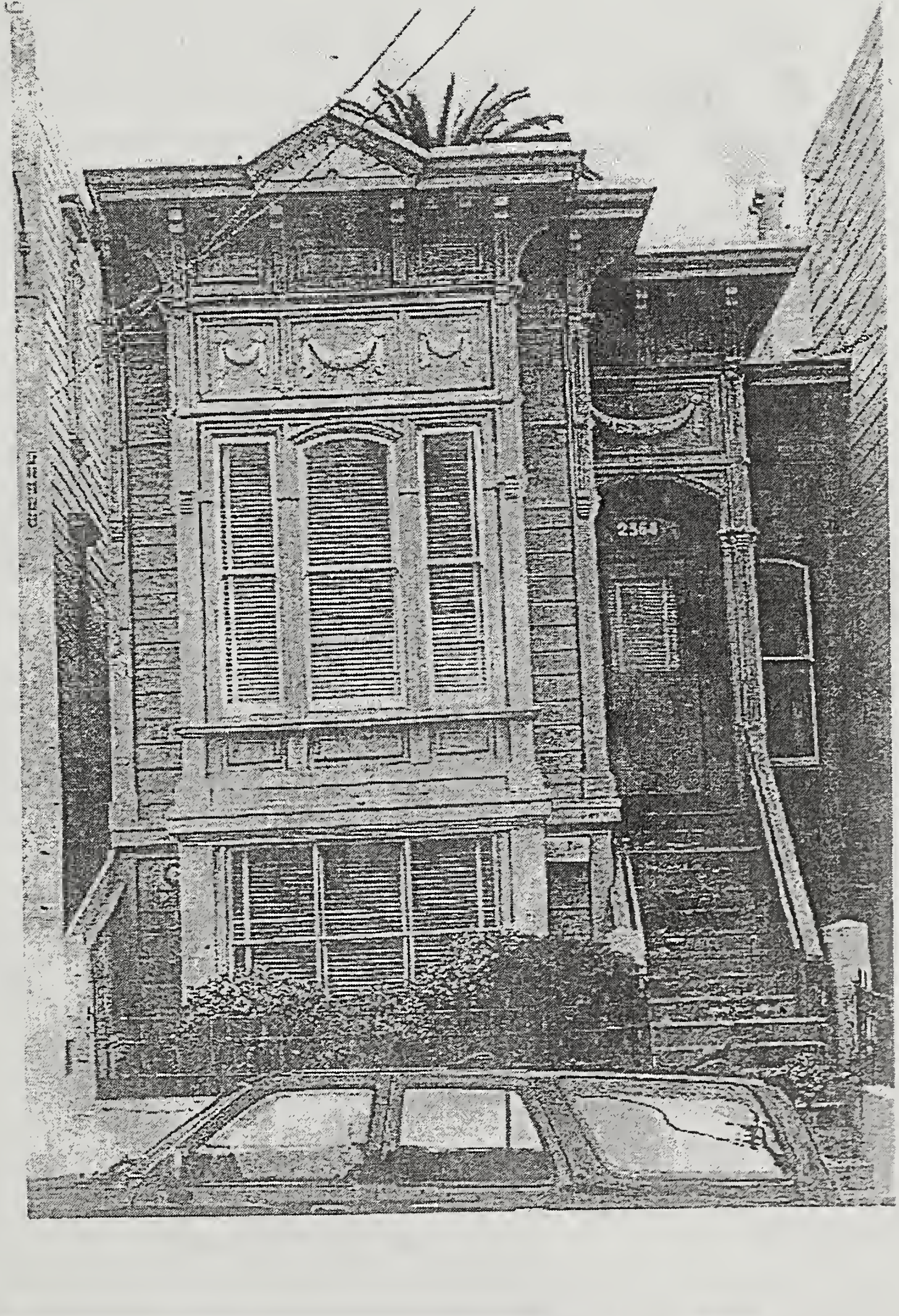
Signature

Mark Luellen, Preservation Coordinator

Date: 9/6/2007

cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board, V. Byrd, Historic Resource Impact Review File

2564 Sutter



SAN FRANCISCO
PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2007.0474E –Alteration & Horizontal Addition to Existing Two-Family Dwelling
Location:	4376 21st Street
Block/Lot	2753/018
City and County	San Francisco

Description of Nature and Purpose of Project: The approximately 3,672 square-foot project site is located at 4376 21st Street [Assessor's Block 2753, Lot 018] on the northeast corner of 21st Street and Grand View Avenue on a block bounded by Romain and Douglass Streets in the Noe Valley neighborhood. The existing 1,534 square-foot, two-story, single-family residential building on the site was constructed in 1898, is approximately 32'-6" in height at the midpoint of the gabled roof and contains two off-street parking spaces. The proposed project would involve an approximately 2,034 square-foot horizontal addition to the side elevation of the existing building facing Grand View Avenue; a new roof dormer on the 21st Street elevation; and replacement of existing windows on the primary elevation. The horizontal addition would extend the existing building approximately 8'-6" into the side yard. With the addition of 2,034 square-feet, the building would be approximately 3,568 square-feet in size and would remain a single-family residence. The project site is located in a RH-2 (Residential House, Two Family) zoning district and within a 40-X height and bulk district.

8
9
2/07

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Jennifer Traeger — Telephone: (415) 310-3228

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger — Telephone: (415) 575-9024

Date of Determination:

September 13, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Office

cc: Jennifer Traeger, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty, District 8
Sue Hestor

Bulletin Board
M.D.F.
Exemption/Exclusion File
Historical Preservation List

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REMARKS:

The subject property is located on the northeast corner of 21st Street and Grand View Avenue in the Noe Valley neighborhood, immediately adjacent to the Upper Market neighborhood. The neighborhood buildings are two- and three-stories in height, with dwellings that date from the mid nineteen twenties to the middle of the twentieth century. It does not appear that the subject property is located within a potential historic district. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not a historical resource as defined by CEQA.

As described in detail in the attached Historic Resource Evaluation (HRE)[1], the subject building at 4376 21st Street was constructed in 1898. The subject building is a two-story, wood frame cottage with a gable roof over the original portion of the structure and a flat roof covering two later additions to the structure. Three sides of the house are clad in wood shingles and the front elevation facing 21st Street is clad with horizontal siding. The ground floor of the 21st Street elevation has a bay window with a non-original rectangular bay window dominating the gable end of the second story. A garage with two entrances has been added to the concrete retaining wall at grade level. The building does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction. Therefore, the subject building is not considered to be eligible for the California Register and is not a historic resource for the purposes of CEQA.

Because the existing building is not considered a historical resource under CEQA and is not located within a potential historic district, the proposed additions would not result in an adverse effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

As described above, the proposed project would involve the addition of a total of approximately 2,034 square-feet to the existing 1,534 square-foot single-family residence. With the addition, the building would be approximately 3,568 square-feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 2,034 square-foot addition is well under the 10,000 square foot limitation, and is located within an area of San Francisco that is characterized by urban residential development and is well-served with utilities, water, schools, and other services that would meet the needs of the proposed project. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource nor on a potential historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 3, 2007.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **4376 21st Street**
Block: 2753 Lot: 018
Case No.: 2007.0474E
Date of Review: August 3, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name:
Company:
Address:
Phone:
Fax:
Email:

Owner
Name: Jennifer Traeger
Company:
Address: 4376 21st Street
San Francisco, CA 94114
Phone: (415) 310-3228
Fax: (415) 970-0498
Email: jentraeger@comcast.net

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The project proposes to add a horizontal addition to the side elevation (the Grand View Avenue elevation), to add a new roof dormer to the 21st Street elevation, and to replace the tripartite windows in the gable end of the primary elevation of the subject property.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1898. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. Based on the recorded date of construction, the subject property is a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the northeast corner of 18th Street and Grand View Avenue, in the Noe Valley neighborhood, immediately adjacent to the Upper Market neighborhood. The subject property is within an RH-2 zoning district and a 40-x height-bulk district. For the most part, the surrounding buildings are two- and three-stories tall, with dwellings that date from the mid nineteen twenties to the middle of the twentieth century. It does not appear that the subject property is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Department of Building Inspection records were consulted, and John Anderson is the earliest known owner associated with the property, listed in the 1907 Block Book as the property owner. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a two-story, wood frame cottage with a rectangular plan, with a gable roof over the original portion of the structure; a flat roof covers two later additions to the structure. Both a shed roof dormer and a gable roof dormer rise out of the gable roof of the original structure. Three sides of the house are clad in wood shingles, and the front, 21st Street elevation is clad in horizontal wood siding. The ground floor of the 21st Street elevation has bay window with three one-over-one double-hung wood windows (with ogee lugs). A non-original rectangular bay window dominates the gable end of the second story. A garage with two entrances has been added to the concrete retaining wall at grade level. The building may be described as transitional in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
The addition of both the two garages at grade level and the large, rectangular bay in the gable end of the second story have had a significant impact to the relationship between the subject property and the public right of way.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed addition would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: It does not appear that the proposed project would have a negative impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________
Mark Luellen, Preservation Coordinator

Date: 8·8·07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Rick Crawford/Neighborhood Planner, SW Quadrant

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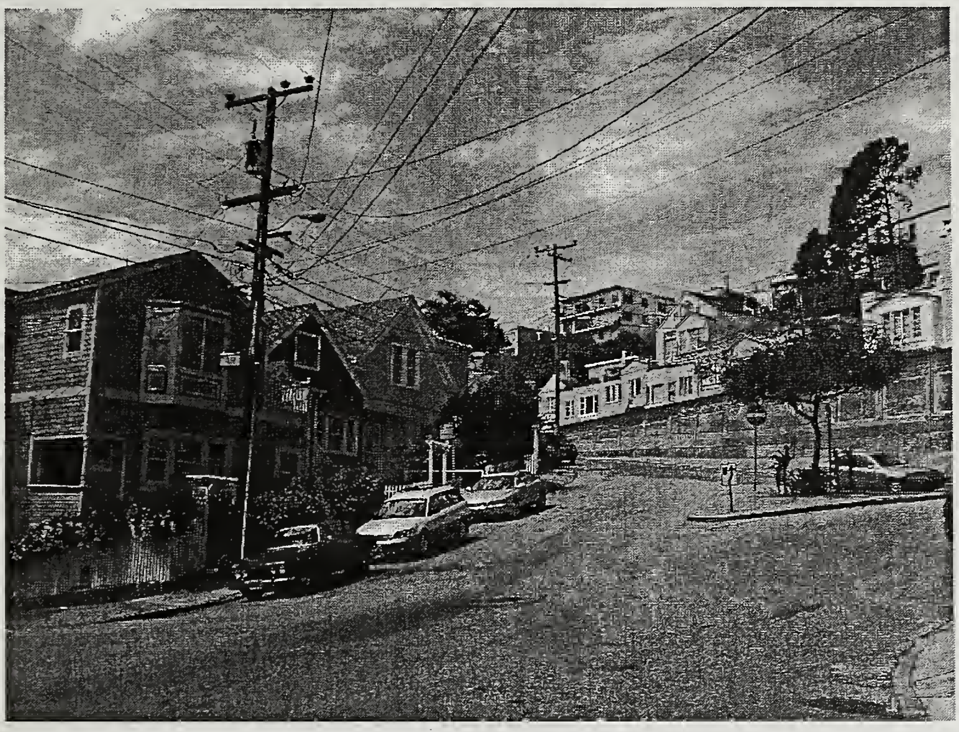
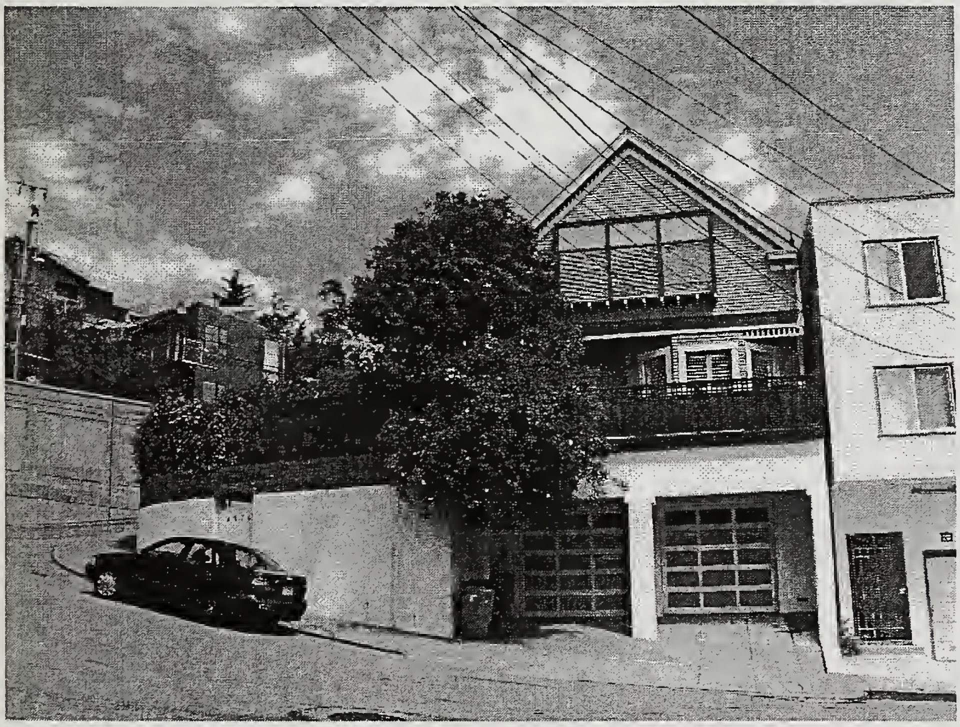


ACROSS 21ST STREET



21ST STREET EXISTING FACADE

ALTER /
ONZELLI
ESIGN

O HANCOCK STREET
AN FRANCISCO, CA 94114
15) 552 - 0802

TRAEGER REMODEL
4376 21ST STREET
SAN FRANCISCO, CA

DATE: 4/17/07

REVISIONS:

CLARIFICATION:

(E)-1

SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	September 4, 2007
Case No.:	**2007.0315E**
Project Title:	**1308 – 1312 Taylor Street**
Zoning:	RM-3 (Residential Mixed, Medium Density) 65-A Height and Bulk District
Block/Lot:	Block 0190/Lot 011
Lot Size:	2,774 square feet
Project Sponsor	Tracy Zill, Reuben & Junius LLP 415-567-9000
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

PROJECT DESCRIPTION:

The existing building on the project site is a 5,820-square-foot, three-story-over-basement, three-unit residential building with no off-street parking spaces, which was constructed in approximately 1909. The proposed project would convert the sub-grade basement into a three-car parking garage and add a sloped driveway at the front of the property. To accommodate the garage, the project would raise the existing ground floor bay window by approximately 18 inches. In addition, the project would remodel the basement to include installation of an elevator and filling in two light wells at the basement level only. The project site is located at 1308 – 1312 Taylor Street, on the east side of Taylor Street between Jackson and Washington Streets in San Francisco's Nob Hill neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and 15301(e)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

9/13/07
Date

cc: Tracy Zill, Project Sponsor
Supervisor Aaron Peskin, District 3
Amnon Ben-Pazi, Neighborhood Planning Northeast Team
Historic Distribution list
Bulletin Board
VirnaLiza Byrd, M.D.F.
Exemption/Exclusion File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1308 – 1312 Taylor Street is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response (HRE) memorandum dated July 17, 2007, the Planning Department determined that the subject building is an historical resource pursuant to CEQA.[1]

The existing building on the project site was constructed in approximately 1909, and it appears to be eligible for inclusion on the California Register of Historic Places based upon the criteria of events, persons, and architecture.[2] With respect to events, this building was part of the rebuilding effort on this block between 1909 and 1913 following the 1906 Earthquake and Fire. With respect to persons, the subject building was designed by Arthur J. Laib, an architect of local renown, who also designed the neighboring properties at 1314 – 1318, 1324, and 1326 – 1330 Taylor Street.[3] With respect to architecture, the building is a wood-frame Mission Revival Style building that has retained its location, volume and original form. Although alterations have been made to the front façade, including the removal of original stucco and installation of brick pattern asbestos cement siding, the building retains its association with surrounding structures in the neighborhood that were built within the same time period. Therefore, the building may be considered a contributor to a potential historic district.[4] For these reasons, the building is individually eligible for inclusion on the California Register.[5] In addition, although the building lacks integrity with respect to materials, it retains integrity with respect to location, design, association, setting, feeling, and workmanship. For all of these reasons, the building at 1308 – 1312 Taylor Street was determined to be an historic resource for the purposes of CEQA.[6]

Since the existing building on the project site is an historical resource as defined by CEQA, the proposed project may be found to be exempt from environmental review only if it would not result in an adverse change in the significance of this historical resource. According to the HRE, the proposed project would not remove or alter significant character defining features of the subject building.[7] These include the entry porch, projecting stacked bays or existing fenestration above the basement level. The proposed project would remove 18 inches from the lower portion of ground-floor bay. It would also remove clinker brick, a fixed multi-light wood window, and a glazed door at the basement level. However, the installation of similarly designed garage entries to buildings on this block with similar style has not resulted in a significant adverse impact to those structures.[8] Therefore, it was determined that the proposed project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards)* and would not have a significant adverse impact on the subject building.[9]

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[1] Historic Resource Evaluation Response Memorandum for 138-1312 Taylor Street from Dan DiBartolo, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. July 17, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

[8] Ibid.

[9] Ibid.

The property is located in the Nob Hill neighborhood in an RM-3 (Residential Mixed, Medium Density) zoning district. Most of the buildings on the east side of this block of Taylor Street including the subject building exhibit a consistent Mission Revival architectural style. As stated above, most buildings on this block were part of the reconstruction following the 1906 Earthquake and Fire. These buildings share similarity of size, age, materials and use. The design cohesiveness of this block signifies a potential historic district with a period of significance of 1906 to 1917.[10] The subject property may be considered as a contributor to this potential historic district. The proposed alterations appear to comply with the *Secretary's Standards* and would be reviewed by Planning Department staff for compliance with the Residential Design Guidelines.[11] Therefore, the proposed new construction would not have an adverse effect on off-site historical resources.[12] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

As previously described, the proposed project would involve conversion of the existing basement from storage space into a three-car garage and would include the installation of a curb cut and driveway at the front of the property. A permit from the Department of Public Works (DPW), Bureau of Street-Use and Mapping, for a minor sidewalk encroachment would be required for the minor excavation to install the curb cut and driveway.

Planning Code Section 151 requires one off-street parking space for each residential unit. The existing residential building, which provides no off-street parking, is a legal, non-conforming structure. The proposed project would provide three off-street parking spaces, and, therefore, would comply with the *Planning Code.*

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion of use beyond that existing at the time of the lead agency's determination. In particular, Class 1(a) allows for interior or exterior alterations involving interior partitions, plumbing and electrical conveyances. The proposed project includes minor interior and exterior alterations to convert the basement level to a garage and install a driveway, garage door, and elevator, and would be exempt under Class 1. In addition, Class 1(e) allows an exemption for additions to existing structures provided that the addition would not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,,500 square feet, whichever is less; or (2) 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project site is note in an area that is environmentally sensitive. The proposed project would include a minor addition of approximately 31 square feet at the basement level resulting from the infill of two light wells at the basement level only. Thus, the proposed project would be exempt under Class 1(e). Therefore, the proposed project would be exempt from environmental review under Class 1.

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[10] Ibid.
[11] Ibid.
[12] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing building is an historic resource. However, the proposed project meets the *Secretary's Standards* and would comply with the City's Residential Design Guidelines. Therefore, the proposed project would not have an adverse impact on any historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 1308-1312 Taylor Street
Block: 0190 Lot: 011
Case No.: 2007.0315E
Date of Review: July 17, 2007

Planning Department Reviewer:
Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant
Name: Tracy Zill
Company: Reuben & Junius LLP
Address: One Bush Street, Suite 600
Phone: 415 567-9000
Fax: 415 399-9480
Email: tzill@reubenlaw.com

Owner
Name: NHTOT TIC
Address: 505 Coyote Street, Suite A
Phone: 530-478-0415
Fax:
Email: rayoleson@olesonlaw.com

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal would construct a new garage to accommodate two parking spaces and would involve the addition of a new off-street parking entrance at the front facade with curb cut. To accommodate required clearance for the new garage opening, the project would remove the lowest portion of the existing ground floor bay by approximately 18 inches. The garage door and adjacent pedestrian door would match adjacent properties in style and materials. The project would also remodel the basement and add a new elevator.

Pre-Existing Historic Rating / Survey

The subject is a building constructed before or during 1913 and is considered as a Category B structure. According to Department records the building was constructed in 1909. These properties may be considered “historic resources” because of their rarity and, for some, their association with the reconstruction after the City’s 1906 earthquake.

Historic District / Neighborhood Context

Most of the properties at this block on the west side of Taylor Street, including the subject property, exhibit a consistent Mission Revival architectural style and are also consistent in terms of size, age, materials and use. The subject property and other buildings on the block were constructed primarily before 1913 following the destruction of much of Nob Hill following the 1906 Earthquake and Fire. Architect Arthur J. Laib designed the subject property and the adjacent properties at 1314-1318, 1324, and 1326-1330 Taylor Streets in the Mission Revival Style. All four of these properties also exhibit similar porches, bay windows, bay window roofs and window sash.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons**: or ☒Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: (1906 to 1917)
Notes: The subject building is a three story wood frame Mission Revival style building that contains three residential units and was constructed in 1909. The structure has strong association with the post-1906 earthquake reconstruction period that took place in the years following that event. The rebuilding that occurred immediately following the earthquake on this block primarily occurred between 1909 and 1913. Other Mission Revival structures on the subject block lend the block design cohesiveness, and as such, the subject building may be considered as a contributor to a potential district of historic significance.

Architect Arthur J. Laib, an architect of local renown, designed the subject property and the adjacent properties at 1314-1318, 1324, and 1326-1330 Taylor Streets in the Mission Revival Style. Arthur Joseph Laib was born in San Francisco in 1884 and was trained in architecture through training at the Wilmerding School of Industrial Design in San Francisco. He subsequently opened his own practice in 1906 and designed primarily Colonial and Mission Revival style throughout San Francisco during his career.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building is located in its original place and retains its volume and essential original form. Though alterations have occurred at the front façade, notably removal of original stucco and installation of brick pattern asbestos cement siding, the structure retains its association amongst the surrounding structures of the neighborhood that were built within the same time period. The subject property may be considered as a contributor to a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The project would not remove or alter significant character defining features of the structure such as the entry porch, projecting stacked bays or existing fenestration above the basement level. However, the project would remove the clinker brick, fixed multi-light wood window and glazed door at the basement level. Other similar style buildings on the block contain similarly designed garage entries with insignificant adverse impact at those buildings.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine No Impact

The proposed project would be reviewed by Planning Department staff so that it complies with the Residential Design Guidelines and so that the project would not have any substantial adverse impacts on a potential historical district or block face, given its scale and design, which would be reviewed for compatibility with general scale and architectural character of the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature ______________ Date: 7-18-07
Mark Luellen, Preservation Coordinator

cc: Recording Secretary, Landmarks Preservation Advisory Board

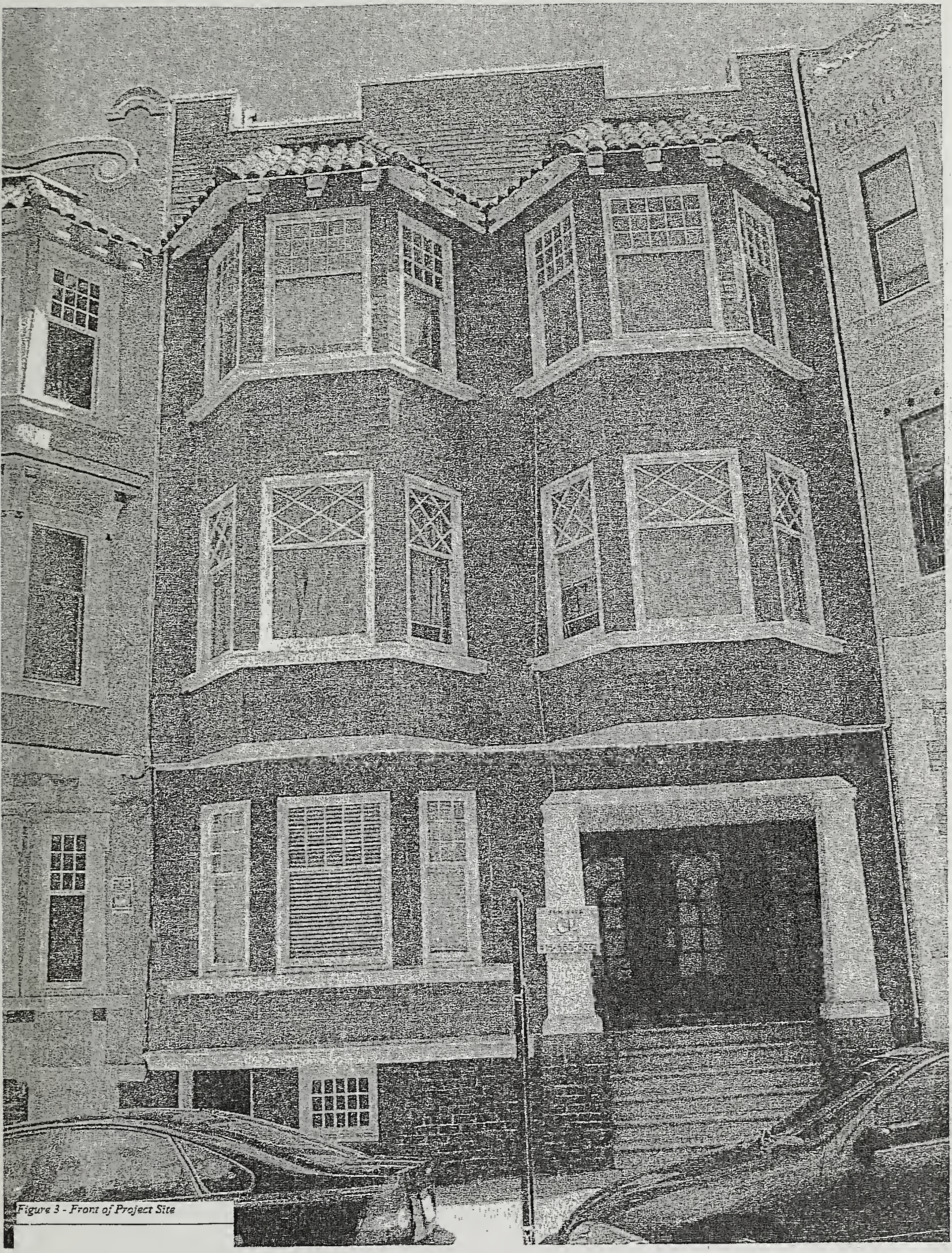

Figure 3 - Front of Project Site

1308-1312 Taylor Street

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	September 20, 2007
Case No.:	**2007.0172E**
Project Title:	**626 Paris Street**
Zoning:	RH-1 (Residential, House Districts, One Family) 40-X Height and Bulk District
Block/Lot:	6345/007
Lot Size:	2,450 square feet
Project Sponsor	Bill Pashelinsky, authorized agent 415-379-3676
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The proposed project would demolish an existing, one-story, approximately 540-square-foot, single-family home, and construct a new two-story, 2,590-square-foot, single-family residential structure. The existing building on the project site was constructed between 1900 and 1906. The proposed new two-story building would be approximately 22 feet tall, and would include one parking space. The project site is on the block bounded by France Street to the north, Paris Street to the east, Italy Street to the south, and London Street to the west in San Francisco's Excelsior neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

September 21, 2007
Date

cc:
Bill Pashelinksky, Project Sponsor
S. Middlebrook & A. Contreras, Planning Dept.
Historic Distribution List
Exclusion/Exemption File

Bulletin Board
V. Byrd, M.D.F.
Sue Hestor
Supervisor Gerardo Sandoval, District 11

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum). [1]

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. Information submitted by the project sponsor appears to confirm that the subject building is not an earthquake cottage. The building does not appear to have been drastically altered since its original construction, but is not eligible for inclusion on the California Register.[2] Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction of the new residential building would include a two-story 2,590-square-foot, one-unit residence with one off-street parking space. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Sophie Middlebrook , Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 626 Paris Street, June 8, 2007.

[2] Ibid.

PLANNING DEPARTMENT

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **626 Paris Street**
Block: 6345 Lot: 007
Case No.: 2007.0172E
Date of Review: June 8, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: William Kostura
Company:
Address: P.O. Box 60211
Palo Alto, CA 94306
Phone: (415) 379-3676
Fax:
Email: billpash@sbcglobal.net

Owner
Name: Frank Walley
Company:
Address: 244 Modoc Place
Pacifica, CA 94044
Phone: (415) 640-3558
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish both the existing single-story, single-family residence and the detached garage on the subject property and to construct a new, two-story, single-family residence on the subject property.

Pre-Existing Historic Rating / Survey

Based on the County Assessor's records and information submitted by the Project Sponsor, the Department is unable to determine the exact date of construction of the existing building located on the subject property. The County Assessor records indicate that the existing residential structure on the lot was constructed in 1900. However, records provided by the Spring Valley Water Company indicate that the subject building was connected to the City's water main in November 1906. The existing residential structure may have existed on the site prior to the date that it was connected to the City's water main. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. There are no rated buildings on the block

Historic District / Neighborhood Context

The subject property is located on the west side of Paris Street, between France and Italy Streets, in the Excelsior neighborhood. The block is within an RH-1 zoning district, and a 40-x height-bulk district. Buildings on the block and in the surrounding neighborhood are primarily residential, one- and two-story single-family dwellings built to the full width of the lot. Many of the buildings on the block are set back with a small front yard. According to the County Assessor's records, the vast majority of buildings on the block were constructed in the first two decades of the twentieth century. The subject property is not located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. Information submitted by the project sponsor appears to confirm that the subject building is not an earthquake cottage. The submitted Historic Resource Evaluation for the subject property cites the *San Francisco Relief Survey*, produced in 1913, when it concludes: "No camp cottages were vacated from city parks (at least, not by order of city authorities) until the summer of 1907." The water records available from the Spring Valley Water Company show that the building was connected to the water main on Paris Street in November, 1906. It is unlikely that an earthquake refugee cottage would have been moved from one of the City Parks to Paris Street as early as November 1906.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building on the subject property is a one-story, single-family wood-frame dwelling, set back from the front property line approximately sixteen feet. A single-story wood-frame garage is located at the front of the north side of the subject property. The existing residential structure on the lot has a front gable roof, and is clad in wood siding. A large aluminum slider window in a wood frame dominates the front elevation. The primary entrance to the residence is located on the north side of the front elevation, under a gabled porch roof supported by columns. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
The building does not appear to have been drastically altered since its original construction (although the rear additions and the aluminum window at the front elevation are clearly non-original); however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, although the proposed project, including demolition, would not result in a significant impact to a historical resource, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date 6·21·07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Jeremy Battis / Historic Resource Impact Review File
Cecilia Jaroslawsky/Neighborhood Planner, SW Quadrant

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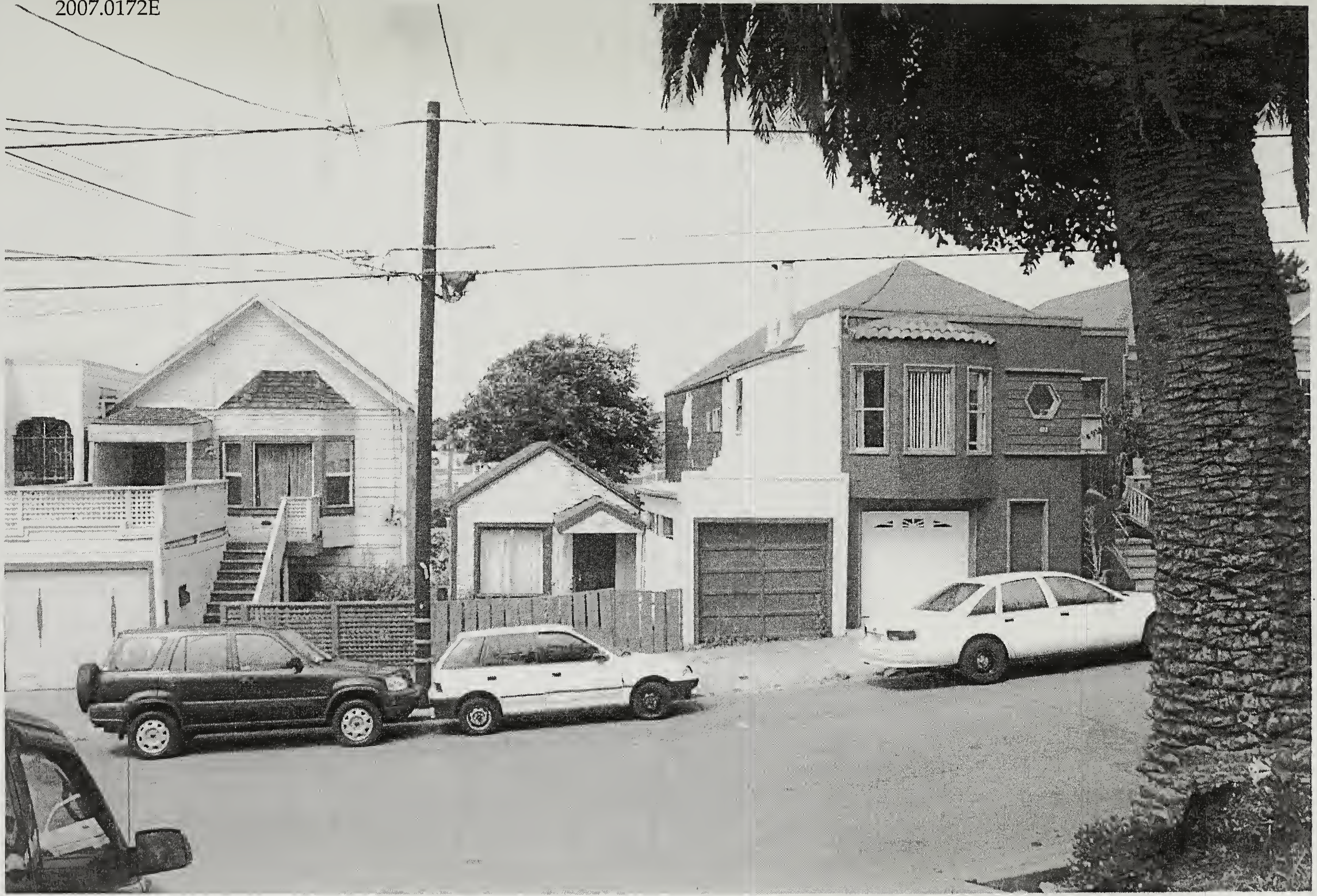
626 Paris Street
2007.0172E

September 20, 2007



↑
Subject
property

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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	September 20, 2007
Case No.:	**2007.0054E**
Project Title:	**614 Noe Street**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	3602/004
Lot Size:	3,480 square feet
Project Sponsor	Phil Mathews, Phil Mathews Architect, AIA (415) 647-2747
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

PROJECT DESCRIPTION:

The proposed project would consist of demolition of an existing house on the subject property and construction of a new, 36-foot high, three-story, single-family house. The project site is located mid-block on the west side of Noe Street between 19th and 20th Streets in the Castro/Upper Market Neighborhood. The existing building on the site is a vacant, one-story, single-family detached residence presumed to have been originally constructed in 1887. The total floor area of the proposed building would be 3,104 square-feet (sf). The new building would have two independently accessible off-street spaces in a garage on the ground level.

EXEMPT STATUS:

Categorical Exemption, Class 1(l)(1) and 3(a) [State CEQA Guidelines Section 15301(l)(1) and 15303(a)]

REMARKS:

(see next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

William C. Wycko
Acting Environmental Review Officer

September 21, 2007
Date

cc: Doyle McCullar
Cecilia Jaroslawsky
Sophie Middlebrook
Historic Resource Mailing List
V. Byrd/M.D.F.
Exemption/Exclusion File

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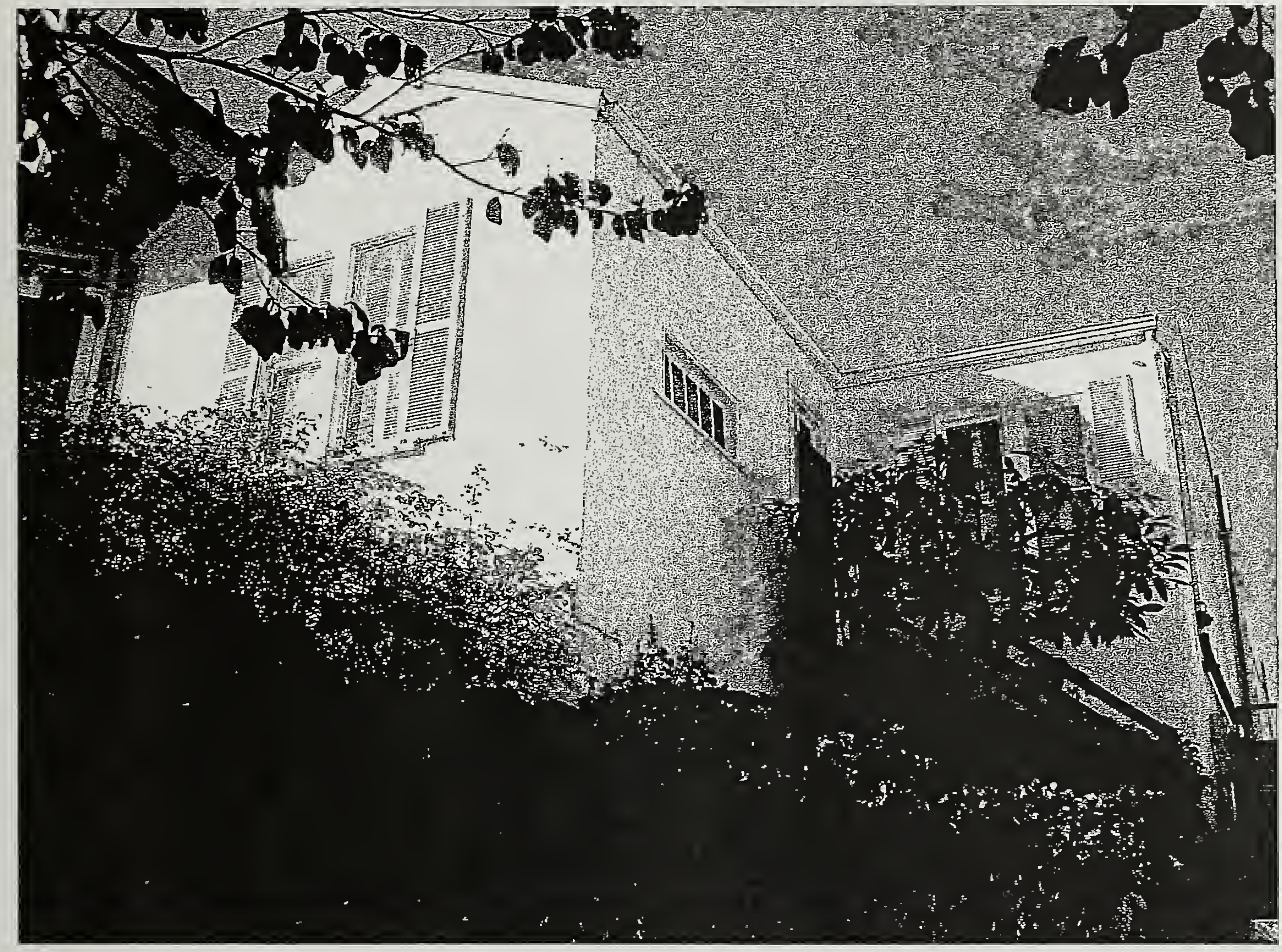

614 NOE STREET
CASE NUMBER 2007.0054E

REMARKS (continued):

Historic Resources

Due to the age of the existing building on the site, the Planning Department reviewed the proposed project for the presence of historic resources and for potential effects from the project. [1] There is currently a one-story, approximately 831-square foot single-family residence on the project site. Some modification to the original house has occurred. The building is not rated on any City, State, or National surveys, but is shown in the Planning Department database as being constructed before 1887. Although the building was built during the 19th Century, it is not eligible for inclusion in the California Register based on the criteria for evaluation. The existing building retains integrity in terms of location, design, materials, and workmanship; it lacks integrity in terms of setting, feeling and association.[2] The building is not associated with any regional history, pre-history, or cultural heritage. It does not appear to be associated with specific events that relate to local or national history. No person of known historical significance appears to have been associated with the subject property. The building has exterior walls clad in wood siding and stucco and has modern windows treatments, and does not embody the distinctive characteristics of any specific type, region, or method of construction. Based on the criteria for evaluation, the building is not individually considered a historic resource for the purposes of CEQA.

Potential Historic District

The subject property is located adjacent to a group of houses on the west side of Noe Street between 19th and 20th Streets which were constructed between 1905 to 1906. Based on the analysis conducted by the Planning Department for the proposed project, it was determined that these buildings comprise a potential historic district, characterized by 2 ½-story dwellings constructed in the Queen Anne Style, with gabled roof ends that front on Noe Street and bay windows at the first level above grade. Characteristic features of the potential district also include wood cladding and primary entrances from front porches raised above the street level.

The subject property is located within this potential historic district. However, the subject property does not appear to be a contributor to this potential historic district as it was built prior to the 1905-06 period of significance and has features which are not similar to the Queen Anne style buildings that characterize the potential district. In contrast to the buildings that comprise the potential district, the subject property has only one story with stairs along the south property line leading to the entrance. It was built earlier than the other buildings, yet it has modern aluminum windows facing the street with faux shutters. The existing structure is referred to as "vernacular" in style because it lacks distinctive characteristics or construction methodology of a time period, including that of the potential historic district.[3]

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, June 8, 2007.

[2] *Ibid.*

[3] E-mail from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, July 2, 2007.

Because the subject property is not a contributor to the potential historic district, its demolition would not constitute an impact on a historic resource. However, in a potential historic district, new construction must be reviewed for its potential to impair the setting in which it is located. The Planning Department determined that the proposed new structure would be compatible with the potential historic district as it would comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties* which states that the "...new construction would be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing of the property and its environment." The proposed project would be different from the structures in the immediate area but would be compatible in scale and detailing. It would also follow the architectural patterns established by the Queen Anne style of the surrounding buildings. The proposed project would not have an effect on adjacent historic resources or the potential historic district. Therefore, the project would not result in a significant impact to historic resources.[4]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

Categorical Exemption Criteria

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one single-family house and therefore would satisfy the criterion for exemption under Class 1(l)(1).

CEQA State Guidelines Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of a single-family residential structure, or up to three single-family residences per exemption in an urbanized area. The proposed project would involve the construction of a 3,104 sf, three story, single-family residential building. Therefore, the proposed construction is exempt from environmental review under Class 3(a).

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Due to the age of the existing building on the subject property, and the surrounding building the block, the proposed project was reviewed for potential effects on historic resources, as discussed above, and it was concluded that the proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

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[4] *Ibid.*

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren
Project Address: **614 Noe Street**
Block: 3602 Lot: 004
Case No.: 2007.0054E
Date of Review: June 8, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Phil Mathews
Company:
Address: 398 Eureka Street
San Francisco, CA 94114
Phone: (415) 647-2747
Fax:
Email: phil@mathewsarchitect.com

Owner
Name: Doyle McCullar
Company:
Address: 60 ½ Yukon Street
San Francisoc, CA 94114
Phone: (415) 601-1122
Fax: (415) 522-1122
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposed project includes demolition of the existing single-family, single-story dwelling, which according to records from the County Assessor's office measures approximately 800 square feet, and the construction of a new, three-story, single-family dwelling with approximately 3,100 habitable square feet.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900, however historic Sanborn maps and Spring Valley Water Company records indicate that the building was constructed in the late nineteenth century, very likely in 1887 when the building was connected to the City's water system. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department

Historic District / Neighborhood Context

The subject property is located in the Upper Market neighborhood on the west side of Noe Street, bounded by 19th and 20th Streets to the north and south, and Hartford and Sanchez Streets to the east and west. The west side of Noe Street at this location is characterized by buildings constructed in the very early twentieth century, with a concentration of buildings that date to 1905 specifically. The dominant building type on the west side of the block face is large, single-family dwellings constructed in the Queen Anne style, with gable roof ends facing Noe Street, decorative wood shingle as cladding, and a primary entrance accessed from a porch raised above street level. Buildings on the east side of Noe Street at this location are more varied in their architectural style and dates of construction; the buildings on the east block face are larger, and tend to have more varied roof shapes and cladding materials, including both wood and stucco. According to the County Assessor's records, of the twenty-nine properties on this block of Noe Street, sixteen were constructed prior to 1913 and therefore considered Category "B" buildings for the purposes of CEQA. Most striking, on the west side of the block face, including the two structures immediately adjacent to the subject property, ten buildings were constructed in 1905 and 1906. As noted above, the east side of the block face has a more diverse range of building stock, including structures that date to the late nineteenth century, the early twentieth century, and limited infill that dates to the 1960's. It appears that the subject property is located within a potential historic district for the purposes of CEQA.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Census records were consulted, and Ed and Birdie (Bridget) Grady are the earliest known owners associated with the property. Bridget Grady appears to have lived at the residence from 1889 through at least 1925, when she was listed in Census records as "widow." No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building on the subject property is a one-story, single-family wood-frame dwelling, set back from the front property line approximately nineteen feet. The existing residential structure on the lot has an L-shaped plan, with a front gable roof facing Noe Street and a horizontal extension with a gable roof facing south. The subject property has a street-facing elevation clad in wood siding, while all other elevations are clad in stucco. Stairs along the south property line lead to the primary entrance. A pair of double hung aluminum windows with faux shutters is centered under the street-facing gable roof end. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
The building does not appear to have been drastically altered since approximately 1900 (although the rear additions, cladding and the aluminum windows at the front elevation are clearly non-original); however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

Notes: Please note that while the subject property does not appear to be individually eligible for the California Register, it does appear to be located within a potential historic district along the west side of Noe Street. As noted below, it appears that the proposed new construction is compatible with the potential historic district.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be an individual historical resource for the purposes of CEQA. However, it appears that the subject property may be located within a potential historic district, with a period of significance of 1905-1906. The subject property does not appear to be a contributor to the potential historic district.

The potential historic district appears to include the west side of the 600 block of Noe Street. Character-defining features of district include the 2 ½ story Queen Anne style residential dwellings with gable roof ends that front on Noe Street, bay windows at the first level above grade, wood cladding, and primary entrances accessed through front porches raised above the street level.

The proposed new construction appears to comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.* Specifically, the project – as proposed – appears to meet the following *Standards*:

> Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
>
> *The proposed new construction will be clearly differentiated from the surrounding historic structures, but will be compatible in scale, massing, and detailing. In addition, the proposed new construction will pick up on patterns established within the potential*

historic district including the roof shape, cladding material, raised entrance, and street-facing porch.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The existing subject property does not appear to be a contributor to the potential historic district. Therefore, the demolition of the existing structure will not have a significant adverse impact on the resource (which is the potential district in this case). As noted above, the proposed infill construction has been determined to be compatible with the surrounding historic properties.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Although the subject property does not appear to be individually eligible for the California Register, any new construction should be compatible with the surrounding potential historic district. Character-defining features of the potential district that should be preserved include: the pattern of orienting a peaked roof with the gable end facing Noe Street, a raised front entrance, wood cladding, moderate to large scale, single-family dwellings. The proposed new construction responds to these features, and will be clearly distinguished from the adjacent historical structures due to the clean lines of the proposed new windows, restrained use of wood shingles, and the contemporary detailing of the rear and side elevations.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, although the proposed project, including demolition would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines, as well as compatible with the identified potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 6-21-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Jeremy Battis / Historic Resource Impact Review File
Cecilia Jaroslawsky/Neighborhood Planner, SW Quadrant

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: September 20, 2007
Case No.: **2007.0676E**
Project Title: **270 Granada Avenue**
Zoning: RH-2, Ingleside Neighborhood
40-X Height and Bulk District
Block/Lot: 6942/046
Lot Size: 3,746 square feet
Project Sponsor Jeremy Paul, Authorized Agent for Owners Shang Lau and Gie Chen
415-552-1888
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The project site is located at 270 Granada Avenue on an approximately 3,750-square-foot lot. The proposed project would demolish an existing single-story, approximately 940-square-foot single-family home, and construct a new three-story, 3,200-square-foot two-family residential structure. The existing building on the project site was constructed circa 1907. The proposed new three-story building would be approximately 30-feet-tall, and would include two off-street parking spaces. The project site is located on the block bounded by Ocean Avenue to the north, Plymouth Avenue to the east, Granada Avenue to the west and Holloway Avenue to the south.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS:

Please see next page.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

September 21, 2007
Date

cc: Jeremy Paul, Project Sponsor
S. Middlebrook & A. Contreras, Planning Dept.
Delvin Washington, SW Quadrant, Planning Department
Gerardo Sandoval, District 11, Board of Supervisors

V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum). [1]

The project site is located within the Ingleside neighborhood, on the east side of Granada Avenue. The subject property is located in a residential district that includes single- and multi-family residential buildings, including Marina style buildings, Arts and Crafts cottages, and larger infill buildings most likely constructed in the early 1970's. Architectural styles, building heights, and front setbacks vary widely on Granada at this location. Although the subject property appears to be part of the early stage of development in the neighborhood, it does not appear to be an "Earthquake Shack," and does not appear to be part of an Earthquake Reconstruction Historic District.[2] The HRER memorandum concludes that the building at 270 Granada Avenue is vernacular in style and does not hold a relation to any architecturally significant buildings or historically significant period.

The Planning Department evaluated the existing 940-square-foot residential building constructed circa 1907, and found that it had been significantly altered and that it is not a historic resource as defined by the California Historic Register criteria. Therefore, its demolition would not result in a significant effect on an individual resource.

For the reasons stated above, the building at 270 Granada Avenue is not a historic resource for the purposes of CEQA. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction of the new residential building would include a three-story, 3,200-square-foot two-unit residence with two off-street parking spaces. CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designated for not more than six dwelling units. Therefore, the proposed construction of a new two-family residence is exempt from environmental review under Class 3(b).

---

[1] Memorandum from Sophie Middlebrook , Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 270 Granada Avenue, August 20, 2007.
[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger	**Planning Department Reviewer:**
Project Address:	**270 Grenada Avenue**	Sophie Middlebrook
Block: 6942 Lot:	046	415-558-6372
Case No.:	2007.0676E	sophie.middlebrook@sfgov.org
Date of Review:	August 20, 2007	

Preparer / Consultant		**Owner**	
Name:	Lucia Bogatay	Name:	Shang Lau & Gie Chen
Company:	Bogatay Architects	Company:	
Address:	1108 C Bryant Street San Francisco, CA	Address:	49 Cerritos Ave. San Francisco, 94127
Phone:	(415) 861-0550	Phone:	(415) 706-1767
Fax:		Fax:	(415) 452-4065
Email:	bogarch@ix.netcom.com	Email:	none

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposed project includes the demolition of the existing single-family, single-story dwelling and the construction of a new, two-family, three-story residential building.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1907, although Spring Valley Water records indicate that a structure on the subject property may have been connected to the City's water system in 1906. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Oceanview neighborhood, on the east side of Grenada Avenue between Ocean and Holloway Avenues. The subject property is located within the RH-2 Zoning District in a residential district including single- and multi-family residential buildings that include Marina style buildings, small Arts and Crafts style cottages, and larger infill buildings that appear to have been constructed in the early 1970's. Architectural styles, building heights, and front setbacks vary widely on Granada Avenue at this location.

Information submitted by the project sponsor indicates that the subject property was part of Adolph Sutro's aborted 1890's residential development called "Lakeview." The area's distance from the commercial centers of the City prevented any dense development until after the April, 1906 earthquake, when the demand for new residential housing stock became immediately necessary.

The subject property is not located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1907, and as such, remains as a representative example of the early wave of post-quake residential development in the neighborhood. Although the subject property appears to be part of the early stage of development in the neighborhood, it does not appear to be a so-called "Earthquake Shack," and does not appear to be part of an Earthquake Reconstruction Historic District. The existing structure does not appear to evoke a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Spring Valley Water Company records were consulted, and both Mrs. C. A. Driscoll and William Myer are early individuals associated with connecting a building on the lot to the City's water supply. By 1908, the City Directory lists Andrew J. Farrell, a postal worker, as the tenant. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building on the subject property is a wood-frame, single-family dwelling with a hipped roof supported by neoclassical bracks at the eaves. An enclosed front porch is accessed from a straight wooden stair case from street level. The street-facing façade has one fixed vinyl window, and a corner bay has two double-hung vinyl windows. The subject property is clad in wood siding. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
The building has been altered quite a bit since its original construction. The front porch appears to have been enclosed, and the windows have been replaced. Several rear additions have been added to the house, and the structure appears to have be partially re-clad several times. It does not appear that the subject building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: The proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines.

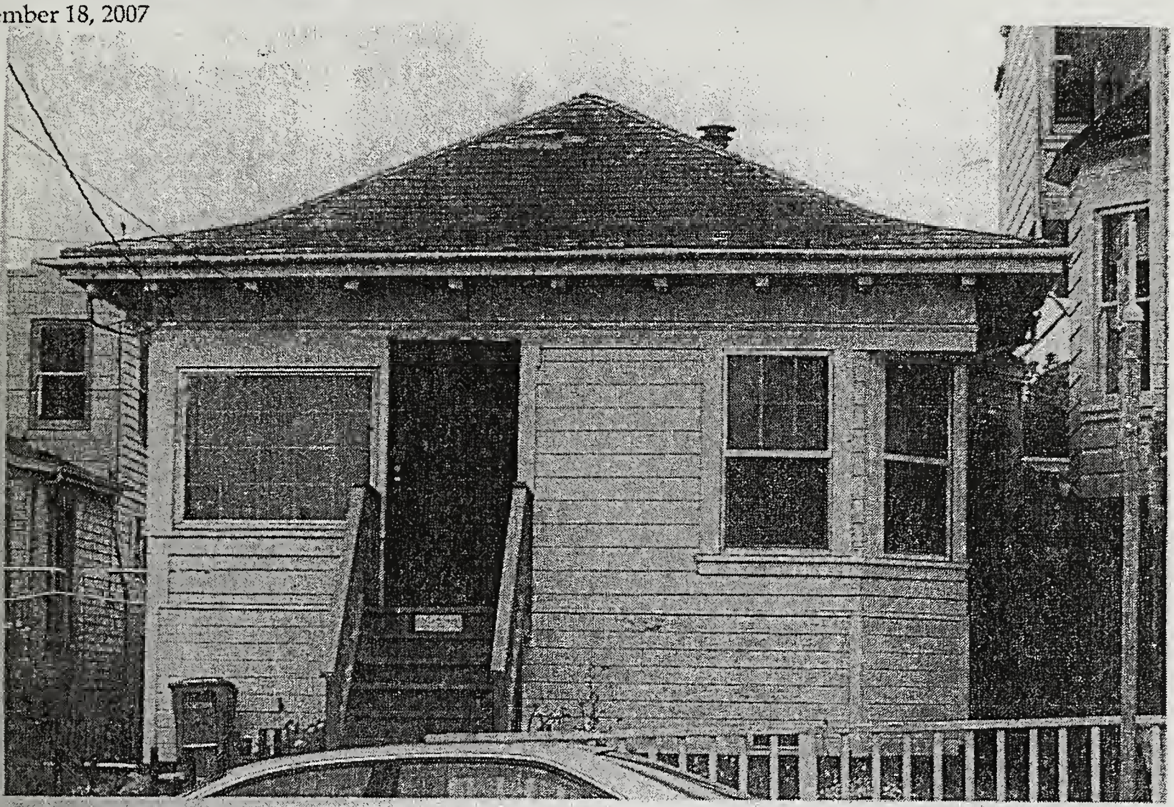
PRESERVATION COORDINATOR REVIEW

Signature ____________________
Mark Luellen, Preservation Coordinator

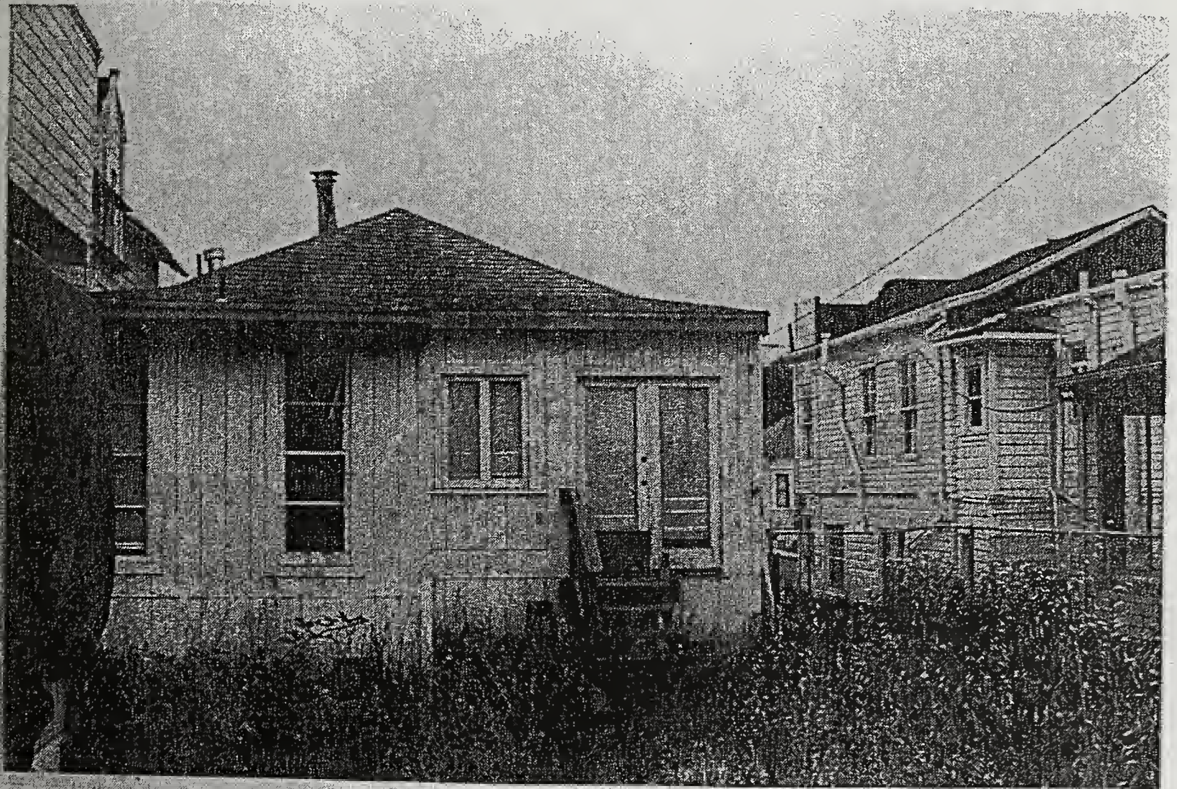
Date: 8·21·07

Cc
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, SW Quadrant

270 Granada Avenue
2007.0676E
Photos courtesy of Bogatay Architects
September 18, 2007



Front of house showing front door, and bedroom bay window.



Back of house showing extensions, windows and steps.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2005.0337E**
Project Title: **45 Alma Street**
Zoning: RH-2 (Residential, House, Two Family)/40-X Height and Bulk District
Block/Lot: Block 1285/Lot 022
Lot Size: 2,500 square feet
Project Sponsor Bryan Fox, five design (415) 931-9124
Staff Contact: Nannie Turrell – (415) 575-9047
nannie.turrell@sfgov.org

PROJECT DESCRIPTION:

The approximately 2,500-square-foot project site is located at 45 Alma Street (Assessor's Block 1285, Lot 22. The proposed project includes restoration of the primary facade; enlargement of two existing dormer windows at the roof; construction of a one-story vertical addition set back 30 feet from the front of the building; and construction of a three-story horizontal addition at the rear façade.

(Continued on page 2)

EXEMPT STATUS:

Categorical Exemption [State CEQA Guidelines, Section 15301, Class 1

REMARKS:

(Continued on page 2)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

September 21, 2007

William C. Wycko
Acting Environmental Review Officer

Date

cc: Bryan Fox, Project Sponsor
Doug Hoffelt/Duffy Carolan, Property Owner
Supervisor Mirkarimi, District 5
Historic Preservation List
Bulletin Board/Master Decision File
Exemption/Exclusion File

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PROJECT DESCRIPTION:

The existing one-and-a-half-story above garage, 27-foot-six-inch high, single-family structure contains approximately 2,467 square feet (sq. ft.). With the proposed 1,781-square-foot additions, the building would be approximately 36 feet tall, and contain approximately 4,249 square feet. There is currently one off-street parking space on the project site and one additional off-street space is proposed for a total of two spaces. The proposed project would not require any conditional use authorizations or variances. The project site is located on the south side of Alma Street between Cole and Belvedere streets in the southern portion of the Haight-Ashbury neighborhood known as Cole Valley. The project site is in the RH-2 (Residential, House, Two-Family) zoning district and the 40-X height and bulk district.

REMARKS:

The existing building at 45 Alma Street was constructed in 1911. In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building located on the project site was not eligible for listing in the California Register as an individual resource under Criteria 1 (Event), 2 (Persons) or 3 (Architecture).[1] However the property appears to be eligible for listing in the California Register as a contributor to a potential historic district. The structure retains a high degree of integrity, having undergone few exterior alterations, and historic details are intact. The facade treatment was modified in 1949; however this treatment does not detract from the historic building features or details, and can be reversed. The area around the project site contains a high concentration of buildings that were constructed between 1907 and 1917, when the area was developed for residential housing. Building styles vary but Revival, Shingle, and Edwardian styles predominate. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.[2]

Planning Department staff has reviewed the current proposed project and determined that the project is consistent with the *Secretary of the Interior's Standards for Rehabilitation and Preservation*. The character-defining features of the existing structure, namely the overall size and massing of the building, the gabled roofline, eave, stepped overhang at the front façade, and fenestration pattern with original window sashes would not be altered with this proposal. The project would include restoration of the primary façade, including repair of seven wood windows; repair of the stucco façade; repair of decorative elements on the façade; and repair of the front entrance steps, rusticated wall and planters.[3]

The proposed new addition at the roof and rear of the property would be minimal in size and would not remove any character-defining materials or features from the primary façade or have an adverse impact on a potential historic district located in this portion of Haight-Ashbury/Cole Valley neighborhood.[4] The two dormer windows at the roof, which are proposed to be enlarged are set back 10 feet and 13 feet from the front façade and would be extended towards the building rear. The one story vertical addition would be set back 30 feet from the front plane of the building, and would be minimally visible. Finally, the three story horizontal addition would be constructed at the rear of the property and not be visible from the front of the property.

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[1] Sullivan-Lenane, Tara 2007. San Francisco Planning Department. MEMORANDUM: Revised Historic Resource Evaluation Response #3 for 45 Alma Street. September 5. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0337E.

[2] Ibid.

[3] Ibid.

[4] Ibid.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 sq. ft.; the project is in an area where all public services and utilities are available to allow for maximum development permissible in the General Plan; and the area is not environmentally sensitive. The proposed project would add approximately 1,781 sq. ft. to the existing approximately 2,467-square-foot structure, for a total of 4,249 sq. ft. The project site is located in a dense urban residential neighborhood where all public services and facilities are available. In addition, the proposed project is within the development limits permissible under the General Plan, and the surrounding area is not environmentally sensitive. Therefore the project is appropriately exempt under Class 1(e)(2).

Additionally, CEQA Guidelines section 15301(a) exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include reconfiguration of the interior space to create separate residential living areas, and removal and construction of partitions and facilities, including related electrical and plumbing installations and upgrades. Therefore the proposed project is exempt under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property retains a high degree of integrity, and is a contributor to a potential historic district. However as described above, the proposed project would not adversely affect off-site resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: REVISED Historic Resource Evaluation Response #3

MEA Planner: Nannie Turrell

Project Address: 45 Alma Street
Block: 1285 Lot: 022
Case No.: 2005.0337E
Date of Review: **09/05/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name:
Company: Carey & Co., Inc.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: 415 –773-0773
Fax: 415-773-1773
Email:

Owner

Name: Doug Hoffelt/ Duffy Carolan
Company:
Address: 45 Alma Street
San Francisco, CA 94117
Phone: 415-731-4946
Fax: 415-789-1837
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The restoration of the primary façade, including:
    - The repair of seven (7) one-over-one double-hung wood windows, three of which have decorative diamond-shaped muntins in the upper sash;
    - The repair of the stucco façade treatment;
    - The repair of the decorative wood elements on the façade, including the overhanging eave with brackets, bandcourse, brackets beneath the second floor, and all other decorative details, and the replacement of the severely deteriorated materials with new elements that will match the historic in terms of material, configuration, and details; and
    - The repair of the front entrance steps, rusticated wall and planters.
- The enlargement of two existing dormer windows at the roof, which are set back approximately 10' and 13' from the front façade of the building, and will be extended towards the rear of the building;
- The construction of a one-story vertical addition, setback 30 feet from the front plane of the building and located at the eastern side of the roof, which will be minimally visible from the public way and feature a metal and glass façade, flat roof, and wood detailing; and
- The construction of a three-story horizontal addition at the non-visible rear façade.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

45 Alma Street is located in the southern portion of the Haight-Ashbury neighborhood known as Cole Valley in San Francisco. It is surrounded by residential land uses and is within an RH-2 District and a 40-X Height and Bulk District.

The area is characterized by small-scale flats and small apartment buildings, most of which were constructed between 1900 and 1915. Building heights typically range from two-to-three-stories above a ground floor. Building styles and ornamentation are in a variety of architectural types with prominent styles of Revival, Shingle, Italianate, and Edwardian.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1908 - 1917

Notes:

45 Alma Street is a one-and-a-half-story above a garage house constructed in 1911. Built in the Revival style, the building features a front gable roof with a wide eave that terminates in large brackets; a plain stucco-treatment on the upper floors of the front façade, masonry at the garage floor, with a simple decorative wood band separating the garage floor from the upper stories; an entry stoop with a wood-and-glass entrance door and wood surround; a double-hung wood window adjacent to the entrance door featuring a fixed diamond-paned transom; a slanted-side bay window located on the right side of the first floor with a fixed diamond-paned transom in the center bay; a stepped-overhanging second floor featuring decorative brackets; and a tri-partite wood window on the top floor featuring a heavy mullions and lintel and a fixed diamond-paned transom in the center window. The garage doors are a pair of wood-paneled doors each with a six-pane glass panels in the upper portion. The rear façade is unornamented and features plain horizontal wood siding.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1907 - 1917, when the area was developed for residential housing. As a result of this rapid development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but Revival, Shingle, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, fenestration pattern, and detailing from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

45 Alma Street retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Historic details such as the overall size and massing of the building, the gabled roofline, eave, stepped overhang at the front facade, fenestration pattern with original window sashes are intact. Apparent alterations include the replacement of the entrance stairway, although the configuration may be original. Records show that the façade treatment at the first and ½ floor of the front façade was modified: in 1949 the original wood siding was removed and replaced with stucco. However, this treatment does not detract from the historic building features or details and can be reversed. Due to the fact that there have been few alterations to the building, it retains an extremely high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 45 Alma Street is consistent with the Secretary of Interior's Standards for the Treatment for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the overall size and massing of the building, the gabled roofline, eave, stepped overhang at the front facade, fenestration pattern with original window sashes will not be altered with this proposal.

The new addition at the roof and rear of the property is minimal in size and will not remove any character-defining materials or features from the primary façade or cause the building to lose its significance as a historic resource. The rooftop addition will be significantly setback from the front of the building and is located on the eastern portion of the roof, which will minimize visibility from the public way. While minimal in size and square footage, the rooftop addition will be visible when walking east on Alma Street. This is due in part to the natural topography of the street, along with the low-massed buildings adjacent to the subject property. However, the addition has been designed and located in such a way that it reduces its visibility as much as possible.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 5 and 9. Of note are:

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

In addition, the proposal for 45 Alma Street is consistent with the Secretary of Interior's Standards for Preservation. The project calls for the retention of historic materials and features, and to repair those features that are deteriorated. It will repair those features that are in disrepair and will only replace features that are so deteriorated that they are beyond reasonable repair. All replacement features will match the historic features in terms of material, size, configuration, detail, and ornamentation.

The proposed project is consistent with the Secretary of the Interior's Standards for Preservation, in particular Standards 2, 5, and 6. Of note are:

Standard 2: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

The existing features of 45 Alma Street, namely the overall size and massing of the building, the gabled roofline, eave, stepped overhang at the front facade, and fenestration pattern with original window sashes, will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

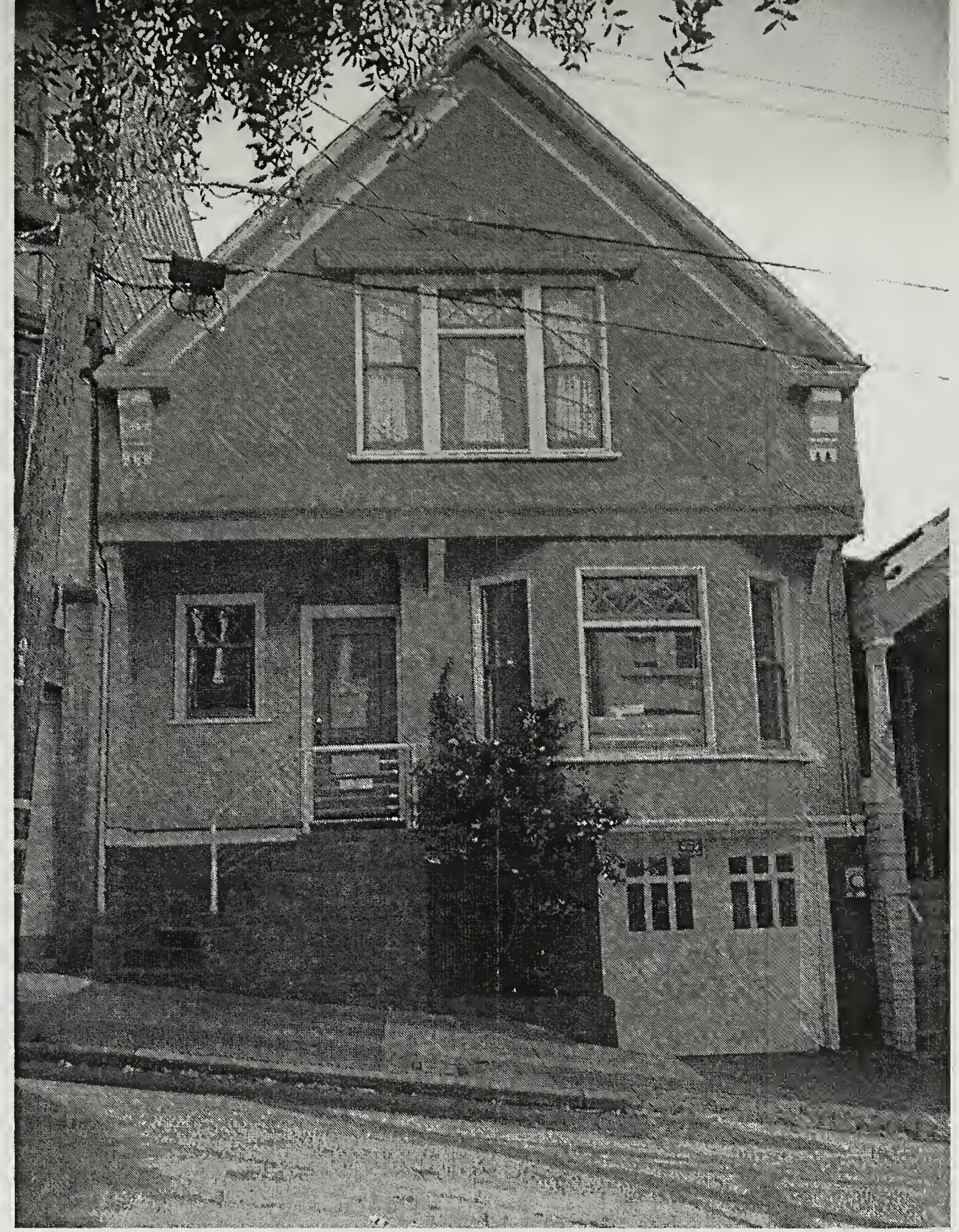
☐Yes ☒No ☐Unable to determine

The proposed project at 45 Alma Street will not have an adverse impact on a potential historic district located in this portion of Haight-Ashbury/Cole Valley neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1907 - 1917, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood. The proposed alterations of the subject property meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and will not have an adverse effect on these potential historic resources.

PRESERVATION COORDINATOR REVIEW

Signature ______________ Date: 9/7/07
Tim Frye, for
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



45 Alma Street, View from Street

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	September 13, 2007
Case No.:	**2007.0343E**
Project Title:	**519 29th Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	Block 6630/Lot 043
Lot Size:	2,848 square feet
Project Sponsor	John Hood, Representative 415-385-2303
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The project site is located at 519 29th Street (Assessor's Block 6630, Lot 043) on an approximately 2,848-square-foot lot. The property is located on the south side of 29th Street on a block bounded by Castro, Day, and Noe Streets in the Noe Valley neighborhood. The existing parcel includes an approximately 680-square-foot, one-story, one-unit residence, constructed in or around 1886. The proposed project would demolish the existing single-family residence and construct a new two-unit, approximately 5,019-square-foot, 40-foot tall, three-story building over two-car basement garage. The project site is located in the RH-2 (Residential House, Two Family) zoning district and within a 40-X height and bulk district. The subject property is surrounded by residential land uses and is within a RH-2 zoning district and a 40-X Height/Bulk District. The property is not included on any historic surveys.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(l)(1)]
Categorical Exemption; Class 3 [State CEQA Guidelines Sections 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

September 21, 2007
Date

cc: John Hood, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty
Bulletin Board

M.D.F.
Exemption / Exclusion File
Historical Preservation List

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REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing residential structure located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA). The subject property is located in the southern portion of the Noe Valley neighborhood. The north and south sides of 29th Street at this location are comprised primarily of single-family and two-unit residential dwellings that are one-and-two-stories over garages at street level.

As described in the Historic Resource Evaluation (HRE)[1], the building is not eligible for the California Register. Based on Sanborn Fire Insurance maps and Spring Valley Water Company records, it appears that the subject building was constructed in the late nineteenth century, prior to 1897 when the building was connected to the City's water system. Although the subject property appears to be part of the early stages of development in the neighborhood, it is not associated with a specific event that has made a significant contribution to the surrounding area; no persons of known historical significance appear to be associated with the property; and although the building does not appear to have been drastically altered since 1900, it does not appear to embody the distinctive characteristics of any specific type, period, region or method of construction.

The subject property is not located within a potential historic district, as the surrounding area appears to not have sufficient unity of architectural styles, retain sufficient materials, workmanship, setting, feeling or association to convey a specific period of significance. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

Section 15301(l)(1), or Class 1(l)(1) provides an exemption from environmental review for the demolition and removal of one single-family residence. The project proposes to demolish an existing 680-square-foot, one-story, single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. Therefore, the proposed demolition would be appropriately exempt from environmental review under Class 1(l)(1). The proposed construction of the new residential building would include a three-story over two-car garage, 5,019-square-foot, two-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Therefore, the proposed construction of a new two-unit residential building is exempt from environmental review under Class 3(b).

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. July 31, 2007. (See Attached).

PLANNING DEPARTMENT

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **519 29th Street**
Block: 6630 Lot: 043
Case No.: 2007.0343E
Date of Review: July 31, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Jim Crain
Company: Hood Thomas Architects
Address: 440 Spear Street
San Francisco, CA 94105
Phone: (415) 385-2303
Fax: (415) 495-3336
Email: john@hoodthomas.com

Owner

Name: Henry Thodos
Company:
Address: 1528 Overland Drive
San Mateo, CA 94403
Phone: (415) 543-5005
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposed project includes demolition of the existing single-family, single-story dwelling, which according to records from the County Assessor's office measures approximately 680 square feet, and the construction of a new, three-story, two-family dwelling with approximately 4,202 habitable square feet.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900, however Spring Valley Water Company records indicate that the building was constructed in the late nineteenth century, prior to 1897 when the building was connected to the City's water system. Further, it appears that the subject property was constructed circa 1886, when the structure first appears on a historic Sanborn Fire Insurance map. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. Based on the recorded date of construction, the subject property is a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the south side of 29th Street, between Noe and Castro Streets, in the Noe Valley neighborhood. The block is within an RH-2 zoning district, and a 40-x height-bulk district. The south side of 29th Street at this location is comprised primarily of single-family and two-family dwellings that are one- and two-stories over garages at street level; the south side of 29th Street has residential structures of a similar size and scale.

Historic Sanborn Fire Insurance maps indicate that the subject property was constructed during the early phase of development in the neighborhood. The 1886 Sanborn shows approximately three structures at the street-front of the south side of 29th Street. By 1914, most of the lots on the block had been subdivided into its current pattern of lots with twenty-five feet of street frontage and single- or two-family dwellings located at the street face. It does not appear that the subject property is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the*

Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Spring Valley Water Company records were consulted, and John Fallon is the earliest known owner associated with the property. City Directory records list Fallon as a "teamster." No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building on the subject property is a one-story, single-family, wood-frame dwelling. The existing residential structure on the lot has a gable roof oriented toward 29th Street, and is clad in wood siding. A pair of wood framed, double-hung wood windows dominate the east side of the primary façade; a rectangular, wood framed entrance is located on the west side of the street-facing elevation. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
The building does not appear to have been drastically altered since approximately 1900; however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, the proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 8-2-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Tom Wang/Neighborhood Planner, SW Quadrant

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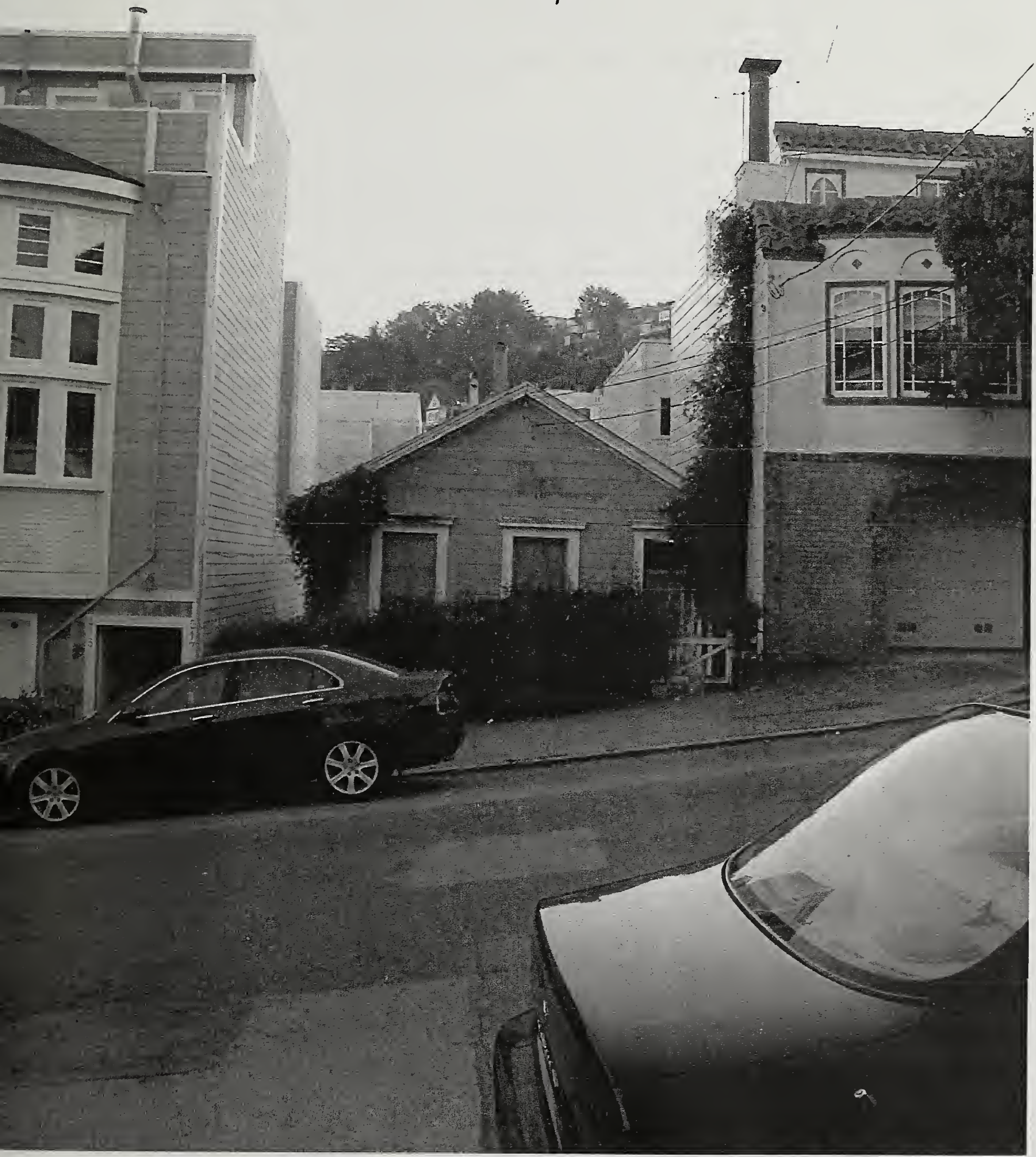
SUBJECT PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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CA 94103-2479

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Information:
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Project Case No. and Title: 2007.0123E – 136 Henry Street

Project Location: 136 Henry Street; between Castro and Noe Street
Assessor's Block and Lot: Block 3540; Lot 056
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves a 116-square foot (sq ft) vertical and horizontal addition to the rear of an existing two-family dwelling. The circa-1892 building's front façade would also be reconfigured and recladded. The existing building contains approximately 2,351 sq ft, including one off-street parking space. The proposed building would measure approximately 2,467 sq ft and contain one off-street parking space. The site, on the north side of Henry Street, is a 2,990-sq ft lot located within the block (Assessor's Block 3540, Lot 056) bounded by 14th Street to the north, Noe Street to the east, 15th Street to the south, and Castro Street to the west. The project site, located in the Castro neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X height and bulk district.

8
9
1/07

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Eric Knudtson, 415 537-1125, representing Marilyn J. Johnston

EXEMPT STATUS:

X Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301 (e)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 575-9022

September 21, 2007
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

cc: Eric Knudtson, Project Sponsor
J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board
M.D.F.

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the subject building, which appears to be located within a potential historic district, is not itself a historic resource as defined by CEQA.[1] The subject property was found not to be a historic resource due to multiple modifications to its front façade over a period of years, which have resulted in the building losing its historic association. The Department's Historic Resource Evaluation (HRER) memorandum concludes that:

> "[T]he significance of the early building type and style is no longer conveyed due to extensive alterations to the primary, street-facing elevation. The subject building has been re-clad in stucco, and applied ornament inconsistent with any architectural style associated with the building's date of construction has been added to the façade. In addition, a garage structure has been added on the west end of the subject building, and the original entrance pattern appears to have been altered...Changes to the exterior of the structure [estimated at circa 1930s and 1980s] have been extensive, ...[and] not during the turn of the twentieth century period of significance for the potential historic district."[2]

The existing circa-1892 two-family dwelling on the project site is a 2,351-sq ft, two-story wood-frame building clad in stucco. Buildings in the area generally pre-date the 1906 Great Fire and are representative of a range of styles including Stick and Queen Anne.[3] As indicated above, the subject property appears to be located within a potential historic district for the purposes of CEQA, with the subject block characterized by 2- and 3-story residential buildings having garages at ground floor and a predominant period of construction between 1901 and 1906.[4]

Preservation staff found that the project, a front façade modification and a small rear addition, would not have an adverse effect on off-site historic resources and would be compatible with the surrounding potential district because the project's proposed scale, form, massing, and detail would be in keeping with the character-defining features of the district. Furthermore, the project's design would be subject to the City's Residential Design Guidelines, which would ensure compatibility with such features.[5]

Because the proposed project would not have a significant effect on a historic resource and would not cause a substantial adverse change to a potential historic district, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

As previously described, the proposed project involves a 116-sq ft vertical and horizontal rear expansion to an existing 2,351-sq ft two-family dwelling, resulting in an approximately 2,467-sq ft two-unit dwelling. CEQA State Guidelines Section 15301 (e)(1), or Class 1, allows for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of floor area or 2,500 sq ft.

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[1] Memorandum from Sophie Middlebrook, Preservation Resource Specialist, Historic Resource Evaluation Response for 136-138 Henry Street, May 29, 2007.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

The project would add 116 sq ft. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **136-138 Henry Street**
Block: 3540 Lot: 056
Case No.: 2007.0123E
Date of Review: May 29, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Eric Knudson
Company: Elevation Architects
Address: 25 Lusk Alley
San Francisco, CA 94107
Phone: (415) 537-1126
Fax:
Email: jonathan@elevationarchitects.com

Owner
Name: Marilyn J. Johnston
Company:
Address: 136 Henry Street
San Francisco, 94114
Phone: (415) 986-1060
Fax: (415) 397-1577
Email: jean@johnstonchildress.com

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposed project includes reconfiguring and re-cladding the street facing elevation of the existing two-family subject building, and a modest addition at the rear of the subject building. The existing subject building measures approximately 2,351 square feet. The project proposes to add approximately 116 square feet to the existing building for a total of approximately 2,467 square feet.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900, however historic Sanborn maps and Spring Valley Water Company records indicate that the building was constructed in the late nineteenth century, very likely in 1892, when the building was connected to the City's water system. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Upper Market neighborhood on Henry Street, a small street bounded by 14th and 15th Streets to the north and south, and Castro and Noe Streets to the east and west. Henry Street and the surrounding area are characterized by buildings constructed in the very early 20th century, prior to the 1906 earthquake, in a range of styles including Stick and Queen Anne. According to the County Assessor's records, of the twenty-eight properties on this block of Henry Street, twenty-seven were constructed prior to 1913 and therefore considered Category "B" buildings for the purposes of CEQA. The most concentrated period of development on the block appears to have been during the first five years of the twentieth century; fifteen of the twenty-eight buildings were constructed between 1901 and 1905. In general, the block is comprised of wood frame, 2- and 3-story residential buildings with garages at street level and raised primary entrances above the garage level. Buildings on the block are generally clad in wood, and most architectural detailing is executed with wood elements. It appears that the subject property is located within a potential historic district for the purposes of CEQA.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, it appears that the subject building was constructed in 1892. Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

According to the Spring Valley Water Company records, the subject property was associated with F.H. Schell, at the time that the property was connected to the City's water system. By 1909, according to the County Assessor's records, the owner was J.H. Peltier. City Directories and Census records were consulted, and neither Schell nor Peltier are of known historical significance.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building on the subject property is a two-story wood frame building on a brick and concrete foundation, clad in stucco with applied decorative ornament. It is likely that the structure, as constructed, was originally clad in wood. The stucco extends to a peaked parapet, with applied ornament attached to the stucco surface. The two primary openings at the second story of the street-facing façade of the subject building – a wood window and a main entrance with a wood framed door – are positioned symmetrically on the east and west ends of the street-facing elevation. A single wood casement window is located on the west end of the ground level. Applied arched ornament (that recalls the outline of a Palladian window) constructed with stucco has been added above the window and the entrance door. Both the subject building and the adjacent building (132 Henry Street) are clad in stucco, which appears to have first been applied in the 1930's; the applied ornament on the façade of 136-138 Henry Street appears to have been added in the 1970's or in the 1980's, although no permits exist for the work. The subject building does not appear to embody the distinctive characteristics of a specific type, period, region, or method of construction. There is no indication that the subject building is the work of a master, nor does it appear to possess sufficiently high artistic values to make it an individual resource for the purposes of CEQA.

As noted above, it appears that the subject building is located within a potential historic district, with a period of significance of 1901-1910. It does not appear that the subject building is a contributor to the potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
As noted above, the subject building appears to have been constructed in 1892. Although the building was constructed during the early phase of development in the neighborhood, the significance of the early building type and style is no longer conveyed due to the extensive alterations to the primary, street-facing elevation. The subject building has been re-clad in stucco, and applied ornament inconsistent with any architectural style associated with the building's date of construction has been added to the façade. In addition, a garage structure has been added on the west end of the subject building, and the original entrance pattern appears to have been altered.

The criteria for integrity of the subject building were measured against the existing, visible, street facing building façade. Changes to the exterior of the structure have been extensive, and although the exact date of the alterations are not known, there appear to have been two significant campaigns of alterations: one that took place in the 1930's, and the other in the 1980's, and therefore not during the turn of the twentieth century period of significance for the potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

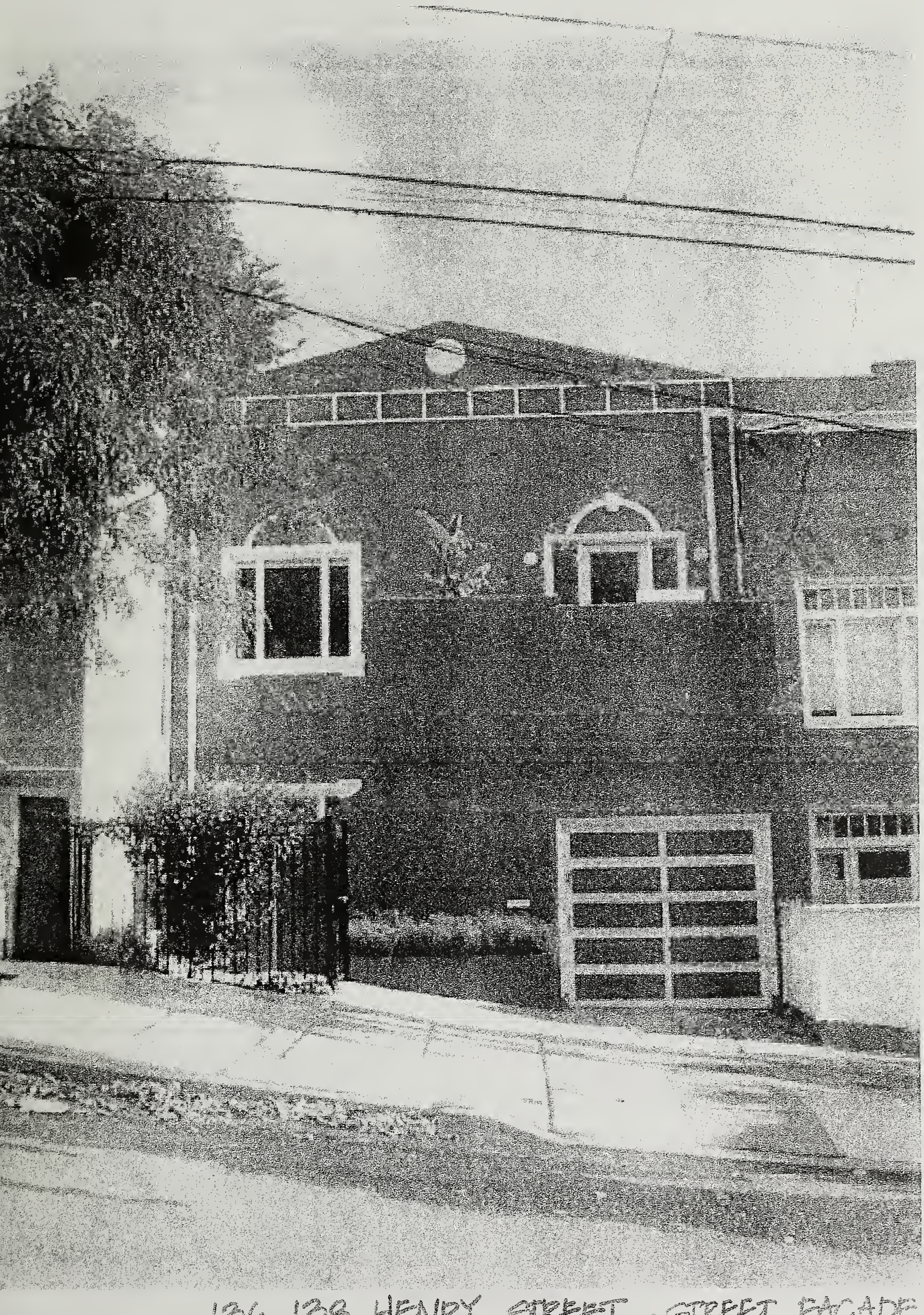
Notes: It does not appear that the proposed project will have an adverse effect on off-site historical resources. The design of the new construction, however, should meet all Residential Design Guidelines. In addition, the proposed new construction should be compatible in scale, form, massing, and detail with the character-defining features of the district. Based on drawings submitted by the project sponsor, it appears that the proposed project is compatible with the surrounding potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature ____________ Date: 5/30/07

N. Moses Corrette, Acting Preservation Coordinator
For Mark Luellen

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, Southwest Quadrant



136-138 HENRY STREET · STREET FACADE

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2007.1105E – Vertical Additino to Existing 2 Unit Building
Location:	1075 -77 Vallejo St.
Block/Lot	150/016
City and County	San Francisco

Description of Nature and Purpose of Project: The approximately 1,560 square-foot project site is located at 1075-77 Vallejo St. [Assessor's Block 0150, Lot 016] on the south side, on a block bounded by Jones, Taylor, Broadway and Green Streets in the Russian Hill/Vallejo St. Crest District. The existing 3,380 square-foot, two-story above two-car garage, duplex residence on the site was constructed in 1908 and is approximately 27-feet in height as measured from the top of the pitched roof. The proposed project consists of a vertical addition and alteration to existing duplex residence. The vertical addition would add a total of approximately 930 square-feet to the existing 3,380 square-foot building. With the new addition, the building would be approximately 4,330 square-feet in size. The vertical addition would raise the total height to approximately 37-feet in height, while the front portion of the existing building would not be altered and would remain at 27-feet in height. The building would remain a duplex. The existing building is included in the *Here Today* survey on page 303. The project site is located in the RH-2 (House, Two Family) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Mitchelle Benjzmin Telephone: (415) 882-9783

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Moises Aceves Telephone: (415) 575-9050

Date of Determination:

September 21, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Office

cc: Mitchell Benjzmin, Project Contact
Adam Light, Neighborhood Planning NE Quadrant
Supervisor Aaron Peskin - Board of Supervisors, District 3
Sue Hestor
Bulletin Board
M.D.F.
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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation (HRE), 1075-77 Vallejo St. is not eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 2 (Persons). However, the property appears to be eligible for listing in the California Register not as an individual resource, but rather as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture).[1]

The existing building is a Two-story-above-garage duplex constructed around 1908, designed in a Carpenter-Gothic style with some Classical details. The building includes a front-facing gable roof with Gothic Revival-style molding. The visible side façades feature horizontal wood siding and double-hung wood windows with wood surrounds and classical columns. The front entrance is located at the eastern (side) façade, with a wood stair and entrance door. The rear of the building features a contemporary wood and glass addition.

The Russian Hill neighborhood contains a high concentration of buildings that are listed in Here Today and in the 1976 Citywide Architectural Survey, which indicates the existence of a potential historic district based on shared architectural characteristics. The majority of the buildings in this potential historic district were constructed around the turn of the twentieth century until the late 1920's, and are early examples of this portion of San Francisco transitioning from an agrarian economy into one with more of an urban character. As a result of this development, there is considerable harmony among the houses and flats in the neighborhood.

As described in detail in the attached HRE, the design of the proposed addition and alteration at 1075-77 Vallejo St has been found to be consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a contributor to the potential district, namely the massing and shape of the building, window openings, materials, and Gothic–Revival decorative details would not be altered with the proposed project. The existing rear portion of the building is not original to the property; therefore, its further alteration would not impair the significance of the historic resource. The new 3rd floor addition would be minimal in size, contained within the main body of the building and would not remove any character-defining materials from the primary façade. Further, the proposed addition would be set in from the edges of the building and would not detract from the massing and shape of the structure. The addition would be minimally visible from the public way so that it would not detract from nor destroy any character-defining features of the building. The proposed addition and alteration to the subject property would therefore not result in a significant adverse effect on a historical resource or a potential historic district.

The proposed project would involve the addition of approximately 930 square-feet to the existing 3,380 square-foot building. With the addition, the building would be approximately 2,450 square-feet and 37-feet in height. Section 15301(e)(1) of the CEQA Guidelines, or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 4,330 square-feet, whichever is less. Therefore, the proposed construction is exempt from environmental review under Class 1(e)(1).

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Joy Navarrete, Planner, Major Environmental Analysis, September 19, 2007.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor on a potential historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrette

Project Address: 1075 Vallejo Street
Block: Lot: 150
Case No.: 016
Date of Review: September 19, 2007

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name:
Company:
Address
Phone:
Fax:
Email:

Owner
Name:
Company:
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:

Single story vertical addtion to 2 story, 2 unit building.

Pre-Existing Historic Rating / Survey

Property is a contributor the Russian Hill/Vallejo Crest Naitonal Register District.

Historic District / Neighborhood Context:

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

2007.1105E

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The single story addition is set back 12 feet from the building's façade and is distinguished from the original building. Specifically meets Standards 1 and 9.

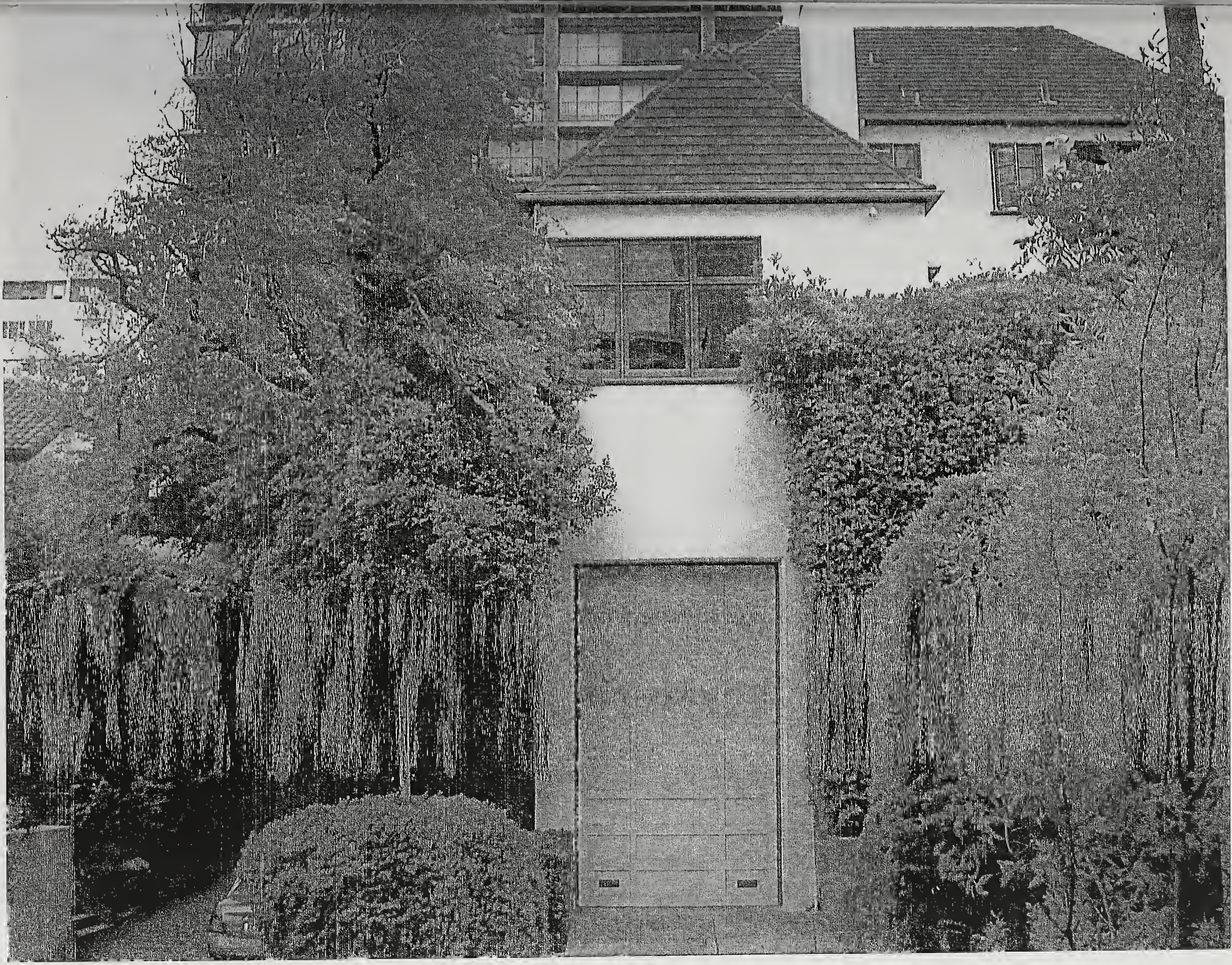
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ________________________ Date: 9-19-07
Mark Luellen, Preservation Coordinator



House Across The Street - 1070 Vallejo

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	September 17, 2007
Case No.:	**2007.0629E**
Project Title:	**11 Lurmont Terrace**
Zoning:	RH-3, 40-X
Block/Lot:	0071/005M
Lot Size:	2,600 square feet
Project Sponsor	Lindsey Theobald - (415) 252-1441
Staff Contact:	Don Lewis – (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

SF
C58
#59
9/21/07

The proposed project would consist of alteration of the building, including: the construction of a 10′-9″ deep by 39′ wide horizontal addition at the first floor of the south and west facades featuring horizontal wood siding, multi-pane windows, and wood-and-glass doors; the construction of a 24′-3″ deep by 23′ wide horizontal addition at the second floor of the south and west facades featuring horizontal wood siding, multi-pane windows, and wood-and-glass doors; the construction of a 2′ deep by 17′ wide addition at the north (Lurmont Terrace) façade featuring horizontal wood siding, multi-pane windows, and wood-and-glass doors;

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

September 21, 2007
Date

cc: Lindsey Theobald, Project Contact
David Lindsay, NW Quadrant
Supervisor Aaron Peskin
Historic Preservation List

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PROJECT DESCRIPTION (continued):

and the installation of three skylights at the roof. With these new additions, the building would be approximately 2,556 square-feet in size.

The approximately 2,600 square-foot project site is located at 11 Lurmont Terrace (Assessor's Block 0071, Lot 005M) on the southern side of Lurmont Terrace, east of Leavenworth Street between Lombard and Greenwich Streets in the Russian Hill neighborhood. The existing 1,766 square-foot, one-story-above-garage single family residence on the project site was constructed in 1957. The building is listed on the 1976 Architectural Survey with a rating of "2." The project site is located within a RH-3 (Residential, Three-Family) zoning district and within a 40-X height and bulk district.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not a historical resource. As described in the Historic Resource Evaluation (HRE), the 11 Lurmont Terrace building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[1]

11 Lurmont Terrace was constructed in 1957 and appears to be one of the youngest buildings in the immediate neighborhood. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contribution to the broad patterns of history. In addition, the integrity of 11 Lurmont Terrace has been compromised to a level that it no longer conveys its significance. Both photographic documentation and building permit history reveal several major alterations to the residence. While the project street contains buildings with a relatively tight period of construction dates (1938-1957), records indicate that most of the surrounding buildings on the block have also undergone major alterations. The street retains a strong sense of place, but there is not architectural harmony among the buildings. Therefore, 11 Lurmont Terrace does not appear eligible for listing in the California Register as an individual resource or as a contributor to a potential historic district.

The proposed project would involve the addition of approximately 790 square-feet to the existing 1,766 square-foot building. With the addition, the building would be approximately 2,556 square-feet in size and 28'3" in height. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 790 square-feet. Therefore, the proposed addition would be exempt under Class 1.

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[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Joy Navarrete, Planner, Major Environmental Analysis, August 23, 2007.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete

Project Address: 11 Lurmont Terrace
Block: 0071 Lot: 005M
Case No.: 2007.0629E
Date of Review: **08/23/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
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Preparer / Consultant
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Phone: 415-252-1441
Fax:
Email:

Owner
Name: Todd & Lisa Gray
Company:
Address: 11 Lurmont Terrace
San Francisco, CA 94133
Phone: 415-385-1531
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: The proposed project consists of the alteration of the building, including:

- The construction of a 10'-9" deep by 39' wide horizontal addition at the first floor of the south & west facades featuring horizontal wood siding, multi-pane windows, and wood-and-glass doors;
- The construction of a 24'-3" deep by 23' wide horizontal addition at the second floor of the south and west facades featuring horizontal wood siding, multi-pane windows, and wood-and-glass doors;
- The construction of a 2' deep by 17' wide addition at the north (Lurmont Terrace) façade featuring horizontal wood siding, multi-pane windows, and wood-and-glass doors; and
- The installation of three skylights at the roof.

Pre-Existing Historic Rating / Survey:

- Listed in 1976 Citywide Architectural Survey with rating of "2" (on a scale of "–2" to "5", with "5" being most significant).

Historic District / Neighborhood Context:

Lurmont Terrace is located on the southern side of Leavenworth Street between Lombard and Greenwich Streets in the western portion of the Russian Hill neighborhood in San Francisco. 11 Lurmont Terrace is the second lot from the corner of Lurmont Terrace & Leavenworth Streets. It is surrounded by residential land uses and is within an RH-3 District (House, Three-Family) and a 40-X Height and Bulk District. The Lombard Street Reservoir is located one block to the west.

The area is characterized by medium scale homes and apartment buildings, most of which were constructed in two periods: pre-1900 – 1910 and 1938 - 1957. The houses clustered along Lurmont Terrace, Leavenworth and Greenwich Streets were mainly constructed in the later time period. Building heights typically range from two and three stories tall, but due to the slope of the street, building heights vary.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

11 Lurmont Terrace was constructed in 1957 by Helen D. French. The building is a one-story-above-garage residence designed in a Third Bay Tradition-California Contemporary style. The building features a low gabled roof, overhanging eave with exposed roof beams, horizontal redwood siding and minimum detail. The western façade features a wall of windows, square in form which extends up into the point of the gable, a modern raised wooden porch at the second floor, and the main entrance door at the first floor. There is a modern two-story projecting bay addition at the northern façade which extends a floor higher than the remainder of the original building, featuring a front-facing gable roof, decorative brackets, an angled bay window at the second floor and a French balconette at the first floor. The ground floor is plain in detail with a stucco finish and a garage opening at the southern façade. The southern (rear) façade features a recessed porch beneath the second floor, and both it and the eastern facade feature multi-pane windows and horizontal wood siding.

11 Lurmont Terrace does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). 11 Lurmont Terrace was constructed in 1957 and appears to be one of the youngest buildings in the immediate neighborhood. Records show that Mark and Hazel Dunnigan were the original owners of 11 Lurmont Terrace, and the house remained in the family until 1968. Gary and Nancy Smart owned the property from 1968 – 1996, when it was sold to the current owners. Research has not revealed

information indicating that any owners or occupants of 11 Lurmont Terrace were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 11 Lurmont Terrace does not meet Criterion 1 (Events) or 2 (Persons).

11 Lurmont Terrace was constructed in 1957 and designed by Helen D. French, whom, alongside her husband landscape architect Prentiss French, worked throughout the United States. Helen D. French earned her degree from Harvard, studied at the Ecole des Beaux-Arts, and relocated to the San Francisco Bay Area in 1946. The Frenchs' practiced in the area from approximately 1947 – 1960's, working primarily on residential projects.[1] Documentation of their work and practice are located at the Environmental Design Archives in Berkeley. Helen D. French meets the criteria of a 'master' and is a recognized architect in the Bay area. Further, the residence was designed in a contemporary style and retains some distinctive features of that style, mainly the southern façade with the wall of windows. However, 11 Lurmont Terrace is not eligible as an individual resource to the California Register of Historic Places under Criteria 3 (Architecture) because the integrity of the residence has been compromised to a level that it no longer conveys its significance. Photographic documentation as well as building permit history reveal that there were several major alterations to the residence. In 1992, a second means of egress was added to the western façade, resulting in a new entrance at the second floor and raised wood deck and stair structure at the second floor, above the original first floor entrance. In 1996 the large horizontal addition was constructed, and the building was remodeled into a more 'traditional' style, with multi-pane windows and doors, balconettes, and detail added to the building. As a result of these alterations, the original roofline and massing was altered. Due to these alterations, the buildings' integrity of design and feeling have been compromised to a point that the building is no longer eligible to the California Register of Historical Places as an individual resource under Criterion 3 (Architecture).

11 Lurmont Terrace does not appear to contribute to a potential California Register-eligible historic district. While the street contains buildings with a relatively tight period of construction dates and would qualify under Criterion 1, records indicate that most of the buildings on the block have undergone major alterations. The street retains a strong sense of place, but there is not architectural harmony among the buildings. Therefore, there does not appear to be a potential historic district in this portion of the Russian Hill neighborhood based on shared architectural characteristics.

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[1] Helen D. French, Prentiss French, Environmental Design Archives, UC Berkeley, website: http://content.cdlib.org/view?docId=tf8489n9vf&chunk.id=bioghist-1.8.4&brand=oac

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☐ Retains	☒ Lacks	**feeling**	☐ Retains	☒ Lacks
materials	☒ Retains	☐ Lacks	**association**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

11 Lurmont Terrace retains a modest degree of integrity, having several recent exterior alterations during its lifetime. As discussed above, photographic documentation as well as building permit history reveal that there were several major alterations to the residence. In 1992, a second means of egress was added to the western façade, resulting in a new entrance at the second floor and raised wood deck and stair structure at the second floor, above the original first floor entrance. In 1996 the large horizontal addition was constructed, and the building was remodeled into a more 'traditional' style, with multi-pane windows and doors, balconettes, and detail added to the building. As a result of these alterations, the original roofline and massing was altered. Due to these alterations, the buildings' integrity of design and feeling have been compromised to a point that the building is no longer eligible to the California Register of Historical Places as an individual resource Due to the fact that there have few alterations to the building, it retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 11 Lurmont Terrace is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 11 Lurmont Terrace is not a historic resource.

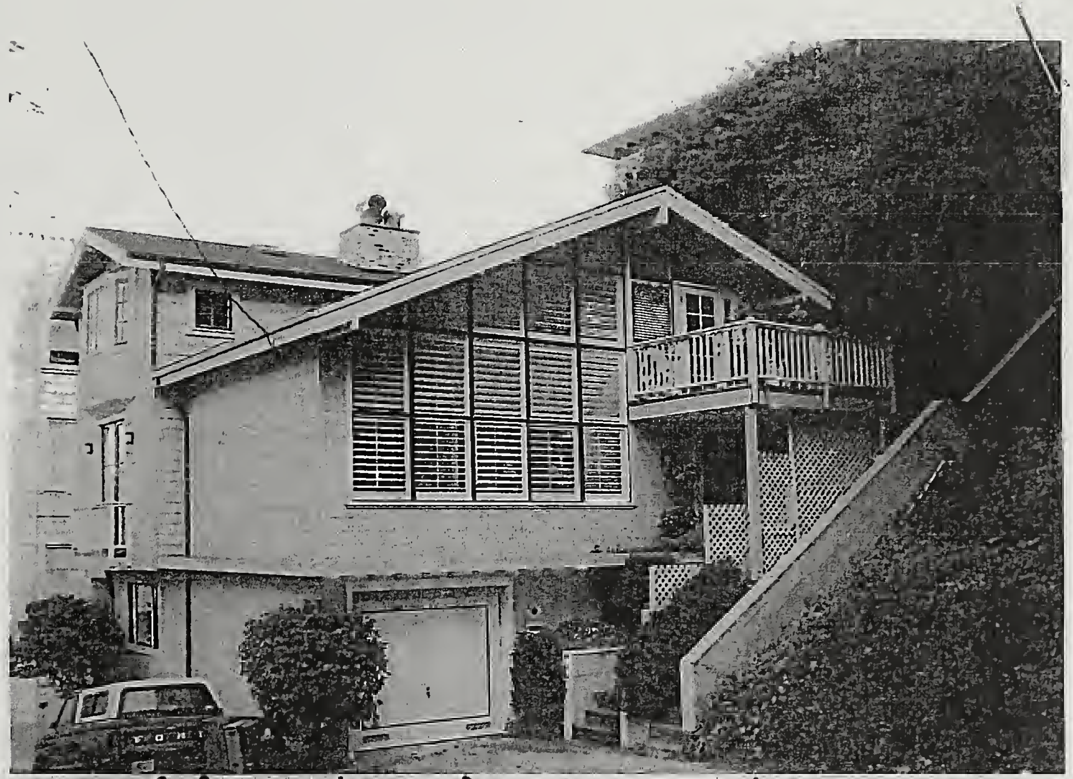
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature____________________ Date: 8·24·07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



view of front entrance from Lurmont Terrace

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	September 17, 2007
Case No.:	**2007.0935E**
Project Title:	**351 11th Street**
Zoning:	SLR, 50-X
Block/Lot:	3520/027
Lot Size:	11,456 square feet
Project Sponsor	Shane Curnyn, Aidlin Darling Design (415) 974-5603 x16
Staff Contact:	Don Lewis (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes removing the deteriorating cladding to rehabilitate the resource from its current use to the needs of the new tenants, to prevent moisture infiltration and improve energy efficiency. The project proposes to replace the existing painted corrugated metal cladding with a corrugated pre-weathered zinc cladding. The proposed project will also include installing new photovoltaic array on the existing roof and succulent plants on the lower existing roof to meet LEED-EB Gold Certification. In addition, there will be other alterations such as new glass entries and windows.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 31 [State CEQA Guidelines Section 15331]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

September 27, 2007
Date

cc: Shane Curnyn, Project Contact
Tim Frye, SE Quadrant
Supervisor Chris Daly
Exemption / Exclusion File

Historical Preservation List
Bulletin Board
M.D.F

PROJECT DESCRIPTION (continued):

The proposed project is located mid-block on 11th Street between Folsom and Harrison Streets. This 3-story, heavy timber building is within the SLR (Service Light Industrial) Zoning District and a 50-X Height and Bulk District. The building is approximately 35' in height with 6 off-street parking spaces. As per project sponsor's drawings, the proposed use will remain light industrial.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site is a historical resource as defined by CEQA. As described in the Historic Resource Evaluation (HRE), 351 11th Street is listed on the National Register of Historic Places as part of the Jackson Brewery Historic District. All buildings within this grouping of structures, except for the subject building are also protected under Article 10 of the Planning Code as City Landmark #199. While not subject to review by the Landmarks Preservation Advisory Board, the above-cited building is considered a Category A building in the *City's CEQA Procedures for Historic Resources* as a historic resource pursuant to CEQA because of its listing as part of the National Register District.[1]

The subject building (c1912) was historically used as the bottling warehouse for the Jackson Brewing Company and is one of six structures relating to the operation of the company: malting, brewing, and bottling. The Jackson Brewing Company is one of the earliest breweries in San Francisco and one of the last extant brewing complexes of its type. The subject building has undergone a number of minor alterations over time. A few of the openings along the 11th Street elevation have been modified. A loading dock was also constructed in the late 1940s abutting the entrance at this location. In addition, new openings have also been introduced at the second-floor level of the northwest elevation. However, the ground-floor level retains the rhythmic window placement and historic sashes, which conveys the high historic integrity of the subject building.

The existing cladding is a utilitarian material that is inexpensive and readily available and was not intended to be treated as a finished architectural surface. Since the existing cladding cannot be feasibly cleaned, repaired, or re-installed, the proposed project would use a zinc replacement cladding that matches the existing cladding in its overall industrial character and visual pitch and depth. The perforations within the zinc replacement cladding will not be substantially visible from the public right-of-way.

The existing openings along the northwest elevation will be maintained and the historic windows at this location will be retained and repaired. The existing openings on the east elevation will be altered; however, this is a secondary elevation where the proposed alterations will not cause a significant adverse impact upon the resource. The openings along the west (street) elevation have been subjected to the greatest amount of change. The proposal will maintain the existing historic opening and wood window at the ground floor level. A butt-glazed glass entry system with a projecting flat steel frame will be installed in each of the existing openings at the ground floor level. These installations will not cause the removal of historic fabric and the lightness of their contemporary design will allow the resource to communicate its significance and will not distract from the industrial characteristics of the structure. In addition, a large opening will be introduced at the first-floor level. This opening will not impact the heavy timber frame of the structure, which is considered a character-defining feature of this resource. This opening will be designed with a contemporary industrial aesthetic without creating a false sense of history.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, to Joy Navarette, Planner, Major Environmental Analysis, August 23, 2007 (see attached).

Because the existing building is considered a historical resource under CEQA, the proposed project is required to comply with the *Secretary of the Interior's Standards for the Treatment of Historical Properties,* which provides guidance for reviewing proposed work to historic properties. Planning Department staff determined the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Consequently, the proposed project would not result in an adverse impact on a historic resource.

CEQA State Guidelines Section 15331, or Class 31, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. The industrial character of 351 11th Street will be retained and preserved while allowing for the subject building to be adapted for a new use. In addition, the subject building will continue to express a strong relationship with the other structures that contribute to the Jackson Brewing Company Historic District. Therefore, the project is exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarette
Project Address: **351 11th Street**
Block: 3520 Lot: 027
Case No.: 2007.0935E
Date of Review: August 23, 2007

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Shane Curnyn
Company: Aidlin Darling Design
Address: 500 Third Street, Ste 410
SF, CA 94107
Phone: (415) 974-5603 x16
Fax: (415) 974-0849

Owner
Name: Matarozzi/Pelsinger Builders
Address: 1060 Capp Street
SF, CA 94110
Phone: (415) 285-6930
Fax: (415) 285-7266

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposed project is to rehabilitate the existing light industrial building, including re-cladding the exterior and other alterations to meet LEED-EB Gold Certification.

Pre-Existing Historic Rating / Survey

The subject building is listed on the National Register of Historic Places as part of the Jackson Brewery Historic District. All buildings within this grouping of structures, except for the subject building are also protected under Article 10 of the Planning Code as City Landmark # 199. While not subject to review by the Landmarks Preservation Advisory Board, the above-cited building is considered a Category A building as a historic resource pursuant to CEQA because of its listing as part of the National Register District.

Historic District / Neighborhood Context

Located at the southeast corner of Folsom and 11th Streets, the Jackson Brewery National Register Historic District contains six structures relating to the operation of the company: malting, brewing, and bottling. The site is dominated by the five-story masonry Romanesque Revival brew house at the corner of Folsom and 11th Streets. The site is in a well-traveled mixed-use area, frequented at night for the entertainment establishments along Folsom & 11th Streets. The brew house has been rehabilitated and now contains a restaurant at the base of the structure with condominiums on the upper floors. According to the Assessor, the legal use of the subject building remains industrial.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: ca. 1905-1920

Notes: Historically, the subject building was the bottling warehouse for the Jackson Brewing Company. Constructed in 1912, the two-story heavy timber structure is utilitarian in design and is clad in corrugated metal siding. The raised basement is constructed from board-formed concrete. The eight-over-eight double-hung sash windows and the minimal wood cornice that terminates the volume are the most refined of its architectural features.

The subject building is a contributor to the National Register District and is considered to be eligible as a contributor to the same district as part of the California Register as one of the earliest breweries in San Francisco and one of the last extant brewing complexes of its type.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting**,	☒ Retains	☐ Lacks
association.	☒ Retains	☐ Lacks	**feeling**,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**materials**,	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building has been subjected to a number of minor alterations over time. A few of the openings along the 11th Street elevation have been modified. A loading dock was also constructed in the late 1940s abutting the entrance at this location. The subject building retains a strong association and relationship to the adjacent historic structures along the northwest elevation of the property. New openings have been introduced at the second-floor level of the northwest elevation; however, the ground-floor level retains the rhythmic window placement and historic sashes. In sum, the subject building expresses a high level of historic integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

(Optional) ☒ See below explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The subject building was historically used as the bottling warehouse for the Jackson Brewing Company. The industrial character of the subject building will be retained and preserved while allowing for the subject building to be adapted for a new use.

Heavy Timber Framing: The heavy timber construction of the subject property will be retained and will not be altered.

Site Characteristics: The subject building will continue to express a strong relationship with the other structures that contribute to the Jackson Brewing Company Historic District.

Openings: The existing openings along the northwest elevation will be maintained and the historic windows at this location will be retained and repaired. Where appropriate, new windows to match the historic in material and configuration will be installed. All other windows shall be compatible in materials and will occupy the existing openings without creating a false sense of history.

The existing openings on the east elevation will be altered; however, this is a secondary elevation where the proposed alterations will not cause a significant adverse impact upon the resource.

The openings along the west (street) elevation have been subjected to the greatest amount of change. The proposal will maintain the existing historic opening and wood window at the ground floor level of the main structure. A butt-glazed glass entry system with a projecting flat steel frame will be installed in each of the existing openings at the ground floor level. Staff believes that the minimal and transparent design of the entry systems will not cause a significant adverse impact upon the resource. They will not cause the removal of historic fabric and the lightness of their contemporary design will allow the resource to communicate its significance and will not distract from the industrial characteristics of the structure.

A large opening will be introduced at the first-floor level. This opening will not impact the heavy timber frame of the structure, which is considered a character-defining feature of this resource. (For more information regarding the corrugated metal cladding, please see below). This opening will also be framed in a projecting flat steel element and will contain a small steel railing that will be designed with a contemporary industrial aesthetic without creating a false sense of history.

Cladding: The exterior cladding on the subject building is painted corrugated metal. It is not known if the existing cladding is original to the subject building or if it a historic later alteration, however, use of this type of cladding was common for utilitarian structures in the late 19th- and early 20th-centuries. Historically, the material was coated in zinc to create a sacrificial layer to protect from oxidation. Currently, the sheets of cladding are in fair to poor condition, with some areas of corrosion. The cladding was likely selected because it is inexpensive, easily replaced, and utilitarian in form. Generally, this type of cladding has a life span of approximately fifty years.

The proposal includes removing the cladding to rehabilitate the resource from its current use to the needs of the new tenants, to prevent moisture infiltration and improve energy efficiency. While durable, the removal of the cladding will cause significant stress on the material that will prohibit its reinstallation. The project sponsor proposes to replace the current cladding with a corrugated pre-weathered zinc cladding. The proposed cladding matches the existing cladding in pitch and depth and is considered a compatible replacement material. In selected areas on the east and west elevations the cladding will be perforated to allow for cross ventilation and light.

Staff reviewed a site mock-up of the material, which was installed on the subject building for over a week to review at varying times of the day. Staff has determined that the perforations along the west elevation, which will be visible from the public right-of-way, will be minimized due to the substantial setback of the subject building and their small diameter.

In sum, Preservation staff has determined that the proposed new cladding material meets the Secretary of the Interior's Standards for the following reasons:

- The existing cladding is a utilitarian material that is an inexpensive and readily available and was not intended to be treated as a finished architectural surface.

- The existing cladding cannot be feasibly cleaned, repaired, or reinstalled without causing additional damage to the material.

- The zinc replacement cladding matches the existing cladding in its overall industrial character and visual pitch and depth.

- The perforations within the zinc replacement cladding will not by substantially visible due to their small diameter and that the subject building is set back approximately seventy-feet from the public right-of-way.

The following Standards are applicable the proposed project:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be*

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

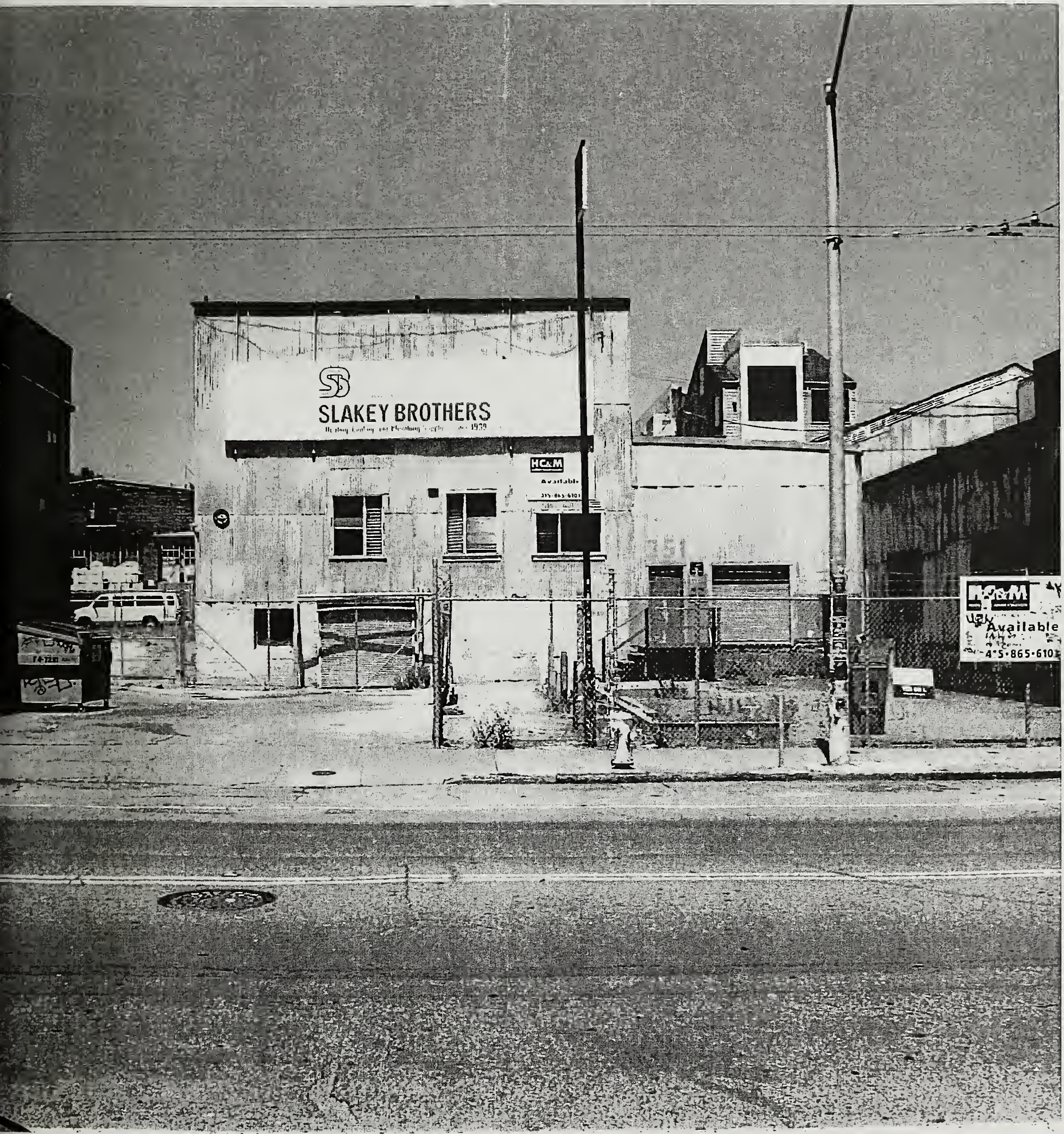
Notes: It is the determination of Staff that the proposed project will not have a negative impact on any potential off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 8.24.07

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

SF
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#59
10/12/07

Date:	October 12, 2007
Case No.:	**2007.0475E**
Project Title:	**61-63 Alpine Terrace**
Zoning:	RH-3 (Residential, House Districts, Three-Family) 40-X Height and Bulk District
Block/Lot:	1259/021
Lot Size:	2,108 square feet
Project Sponsor	Sam Hunt, Owner (415) 279-9593
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes an interior remodel and an approximately 1,200-square-foot rooftop addition. The project would also involve installing a railing at the front of the building, demolition of the exterior rear wall and restoration of the front façade. *San Francisco Planning Code* Section 134 requires a minimum rear yard depth equal to 45 percent of the total depth of the lot, but may be reduced in some cases. Since the subject property is not currently in compliance with Section 134, a rear yard variance is required.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)]

REMARKS:

Please see next page.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

October 12, 2007
Date

cc:

Sam Hunt, Project Sponsor
S. Perdue & A. Contreras, Planning Dept.
David Lindsay, NW Quadrant, Planning Dept.
Bevan Dufty, District 8, Board of Supervisors

V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

REMARKS (continued):

61-63 Alpine Terrace is located on the east side of the street between Duboce Avenue and Waller Street in the Buena Vista area of the Haight-Ashbury neighborhood. Buena Vista is characterized by small-scale homes and flats, most of which were constructed in the late 19th and early 20th century. Building styles and ornamentation are predominantly Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. Several buildings in the immediate vicinity of 61-63 Alpine Terrace are included in the 1976 Citywide Architectural Survey and are featured in the Here Today publication.[1] Overall, the buildings in the area retain a high degree of integrity and a consistent pattern of styles, forms, footprints, and fenestration.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 61-63 Alpine Terrace is an historical resource as defined by CEQA. In the Historic Resource Evaluation Response memorandum (HRER) dated September 7, 2007, the Planning Department evaluated the historic resource status of the building and found that it is an historical resource pursuant to CEQA. The subject property appears to be eligible for listing on the California Register of Historic Places as a contributor to a potential historic district. The building on the project site is a two-story over basement structure that was constructed circa 1906. It is an Italianate style, wood-framed structure with a two-story bay window to the north, a squared entrance porch with a bay window above to the south, a boxed cornice with simple crown molding, and one-over-one double-hung sash windows.[2]

The evaluation of properties for potential impacts to "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 61-63 Alpine Terrace to determine whether the proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation or if any proposed modification would materially impair the resource.

The proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation. Specifically, the proposal complies with the following treatment standards for rehabilitation:

Standard No. 2
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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[1] Memorandum from Shelley Perdue, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. September 7, 2007. A copy of this memorandum is attached.
[2] Ibid.

Standard No. 6
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard No. 9
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The project description would not alter character-defining features such as the scale, massing, overhanging cornice, bay-front and entrance porch. The proposed alterations to the front façade include restoration by replacing the existing asbestos tiles with wood siding and details to match the historic appearance. The original wood siding would be documented once the asbestos shingles are removed and, if ghosting of the historic details is detected, the elements would be replicated. Elements that cannot be replicated would be copied from similar buildings of the Italianate style found in the Buena Vista neighborhood. Any missing or deteriorated façade elements would be replaced using historically appropriately materials. The visible portions of the proposed rooftop additions would be clad in modern materials to differentiate the mass from the historic building. The proposed rooftop addition would also be set back 7 feet from the plane of the front façade and would be sloped towards the rear of the building to result in a minimally visible alteration. Also, the proposed wood-paneled front entrance door would be detailed to reference the historic two-door entrance configuration.[3] Therefore, the proposed project is consistent with the relevant Secretary of the Interior's Standards for Rehabilitation.

The subject property currently does not comply with Section 134 of the *San Francisco Planning Code*. The project therefore, would require a rear yard variance.[4] Section 134 requires that RH-2, RH-3, RM-1 and RM-2 Districts meet a minimum rear yard depth equal to 45 percent of the total depth of the lot on which the building is situated, with some exceptions. In exceptional cases the basic requirement may be reduced based on the average of adjacent building walls. If averaged, the last 10 feet of the building depth gained is limited to a maximum height of 30 feet. The minimum rear yard shall in no case be less than 25 percent of lot depth or 15 feet, whichever is greater.[5]

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[3] Ibid.

[4] Personal Communication with Glenn Cabreros, September 12, 2007.

[5] San Francisco Planning Department Intranet (Plannet), "Rear Yards In Depth". Accessed September 27, 2007. File://S:\Intranet\PLANNET\Training\Planning_Code\rear_yards_in_depth.htm

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e) provides for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure or 2,500 square feet whichever is less; or 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 1,190 square feet to an existing 2,565-square foot single family residence in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 61-63 Alpine Terrace
Block: 1259 Lot(s): 021
Case No.: 2007.0475E
Date of Review: **9/7/2007**

Planning Department Reviewer:
Shelley Perdue
415-558-6625
shelley.perdue@sfgov.org

Preparer / Consultant

Name:	Ann Su
Company:	Carey & Co., Inc.
Address:	460 Bush Street San Francisco, CA 94108
Phone:	415-773-0773

Owner

Name:	Sam Hunt
Address:	61-63 Alpine Terrace San Francisco, CA 94117
Phone:	415-279-9593
Fax:	276-4551
Email:	samanddi@pacbell.net

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The proposed project involves construction of a 1200 square foot rooftop addition, installation of a roof deck and railing at the front of the building, demolition of the exterior rear wall, interior alterations, and restoration of the front façade.

Pre-Existing Historic Rating / Survey: The building is not listed in any national, state, or city surveys.

Historic District / Neighborhood Context: The subject property is located in the eastern portion of the Haight-Ashbury neighborhood referred to as Buena Vista in San Francisco. It is located along the eastern side of Buena Vista Park, four blocks south of the Panhandle portion of the Golden Gate Park. It is surrounded by residential land uses and is within an RH-3 Zoning District and a 40-X Height and Bulk District.

The area is characterized by small-scale homes and flats, most of which were constructed in the late 19th and early 20th century. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are predominately Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. Several buildings in the immediate vicinity of 61-63 Alpine Terrace were included in the 1976 Citywide Architectural Survey and are featured in the *Here Today* publication.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes, Period of significance: 1880-1930

Notes: The subject property is a two-story over basement Italianate-style building constructed ca.1906. It is located on the east side of the street at the middle of the block bound by Duboce Avenue and Waller Street. The building is a wood-framed structure with a two-story bay window to the north, a squared entrance porch with a bay window above to the south, a boxed cornice with simple crown molding, and one-over-one double-hung sash windows.

There appears to be a potential California Register historic district in this portion of the Haight-Ashbury/Buena Vista neighborhood consisting of Shingle/First Bay, Queen Anne, and Edwardian style buildings dating from the late 19th and early 20th century. Overall, the buildings in the area retain a high degree of integrity and a consistent pattern of styles, forms, footprints, and fenestration is evident. Furthermore, the neighborhood contains many building that are listed in *Here Today* and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☐ Retains	☒ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Although the building is contemporary with the surrounding buildings in the potential historic district, the façade has been altered over time. Most prominent of the changes is the cladding of the building with asbestos shingles and the removal of its stylistic wood details. However, due to the insulating nature of the current asbestos shingles, it is possible that 'ghosting' of the original wood details remains imprinted on the wood cladding retained beneath the shingles. This evidence would allow for the accurate replication of the original design. A garage has also been installed at the basement level of the front façade, the historic windows have been replaced with metal windows, and the front steps have been replaced with brick. The character defining elements which remain are the building's scale, massing, cornice, bay-front, and entrance porch, which are consistent with the surrounding structures and maintain the integrity of the building's design, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed work at 61-63 Alpine Terrace is consistent with the Secretary of Interior's Standards for Rehabilitation. Specifically, the proposal complies with the following treatment standards for rehabilitation:

Standard 2 *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The character-defining features that give the building significance as a historic resource, namely the scale, massing, overhanging cornice, bay-front, and entrance porch, will not be altered by this project.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposal calls for the restoration of the front façade by replacing the existing asbestos tiles with wood siding and details to match the historic appearance. The original wood siding will be documented once the asbestos shingles are removed and, if ghosting of the historic details is detected, the elements will be replicated. Elements which can not be replicated from evidence found on the façade will be copied from similar buildings of the Italianate style found in the Buena Vista neighborhood. Missing or severely deteriorated façade elements will be replaced using historically appropriate materials.

Standard 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.*

The proposed rooftop addition will be set back 7 feet from the plane of the front façade and will be sloped towards the rear of the building to result in a minimally visible alteration. The visible portions of the addition will be clad in modern materials so as to differentiate the mass from the historic building. Also, the proposed wood-paneled front entrance door will be detailed to reference the historic two-door entrance configuration.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

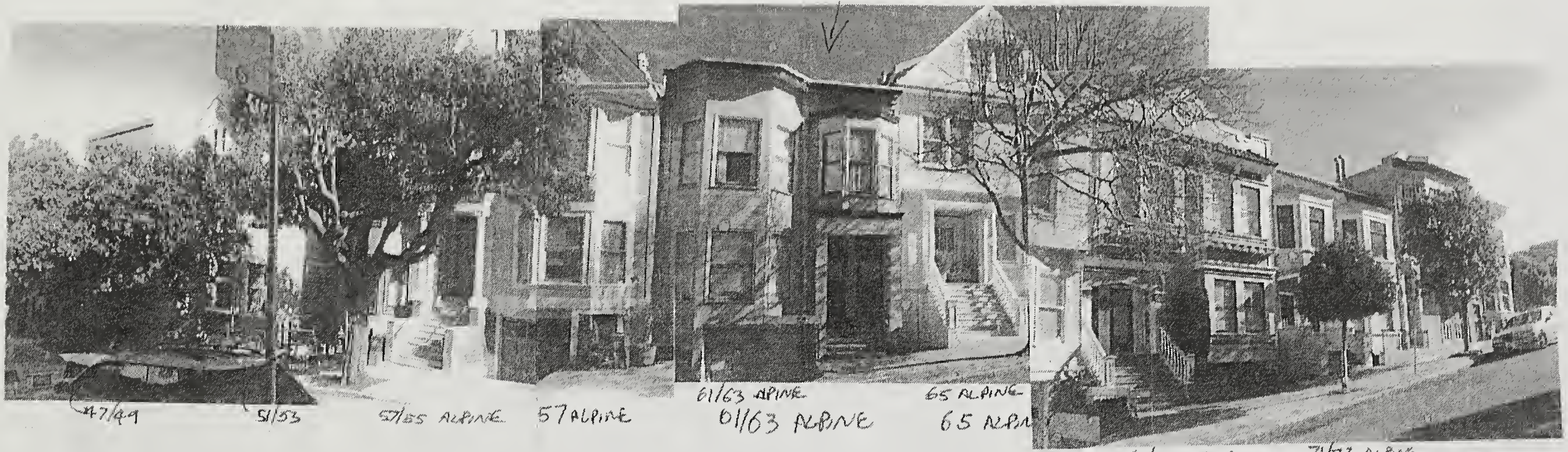
☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ____________________ Date: 9-18-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd, Historic Resource Impact Review File

SUBJECT PROPERTY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51/53
57/55 ALPINE
57 ALPINE
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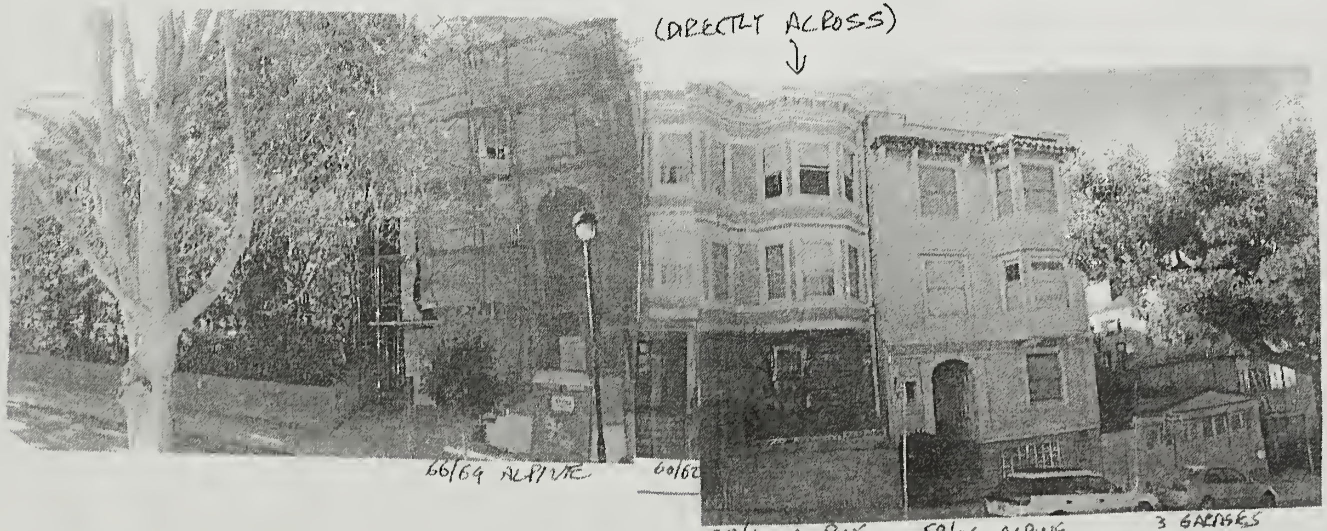
67/69 ALPINE
71/73 ALPINE

VIEW ACROSS STREET

(DIRECTLY ACROSS)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60/62
62/60 ALPINE
58/56 ALPINE
3 GARAGES

[illegible]

SAN FRANCISCO
PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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San Francisco,
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Information:
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Project Case No. and Title: 2005.0952E – 87 Ford Street

Project Location:	87 Ford Street; between Noe and Sanchez Streets
Assessor's Block and Lot:	Block 3581; Lot 035
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve demolition of a partially demolished 2,160-square foot (sq ft) two-story, 23½-foot-high, single-family dwelling constructed circa 1886 with off-street parking for three cars. The project would also include construction of a new 2,160-sq ft two-story, 24½-foot-high, single-family dwelling with off-street parking for three cars. The parcel also contains an 1886 two-unit dwelling fronting Noe Street that is not part of the proposed project and would remain unchanged. The two-unit dwelling, 453 Noe Street, appears on the *Here Today* register as well as the 1976 architectural survey. The single-family dwelling at 87 Ford Street did not receive a separate rating on the two surveys, but is mentioned as an accessory structure. The 3,080-sq ft project site (Assessor's Block 3581; Lot 035) is a corner lot located on the south side of Ford Street and east side of Noe Street. Ford Street is a side street that bisects the block bounded by 17th Street to the north, Sanchez Street to the east, 18th Street to the south, and Noe Street to the west, in the Castro neighborhood. The project site is zoned RH-3 (Residential, House – Three Family) and is within a 40-X height and bulk district.

SF
58
#59
10/12/07

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joel Yodowitz, 415 567-9000, representing Michelle Ney, 408-519-8317

EXEMPT STATUS:

X Categorical Exemption, Class 1 [CEQA State Guidelines, Sections 15301(l)(1) and 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-575-9022

October 2, 2007
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

cc: Joel Yodowitz, Project Sponsor
T. Tam & J. Battis, Planning Dept.
Historic Distribution List
Exemption/Exclusion File
Bulletin Board & M.D.F.

DOCUMENTS DEPT.
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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first had to determine whether the proposed project would result in a significant effect on a historic resource. Therefore, the Planning Department conducted a historic evaluation of the existing building to determine whether it is a historic resource for the purposes of CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).[1]

The existing circa 1886 building on the project site is a 2,160-sq ft, two-story, former carriage house converted to a single-family dwelling. According to the owner, the building was in poor condition in 2006 when the dwelling was partially demolished[2] and today, according to a Historic Resource Evaluation prepared by Carey & Co.,[3] it exists in a "suspended state of alteration with the roof and three walls removed. The east wall, second floor, and most of the concrete ground floor remain. A new foundation and framing have been installed." The partially demolished building was apparently in poor condition in 1968 when the *Here Today* survey described it as "a remnant…still standing."[4] The Planning Department determined that, even without the events surrounding the partial demolition, the "previously existing building" would not meet the criteria for eligibility for individual listing on the National or State Historic Registers because it lacks historical or architectural significance necessary for such a designation. Furthermore, significant modifications made to the façade, including new openings and new material such as stucco, outside of its period of significance, as well as its change of use to residential in 1948, have resulted in the building's loss of integrity.[5] For all the above reasons, the existing remnant structure is not a historic resource for the purposes of CEQA.

Because the previously existing building is not considered a historic resource under CEQA, its demolition would not result in an adverse effect on an individual historic resource. In addition, the proposed new building's scale, form, and character would be similar to the previously existing building. The HRER calls out the important visual relationship between the carriage house and the main house as "noteworthy and one that exemplifies a subsidiary building to a more important main house."[6] Because this visual relationship would essentially be preserved, the proposed project would not result in an adverse effect on the adjacent historic resource at 453 Noe Street.

The Planning Department also considered whether the proposed project would result in an effect on off-site historic resources. A Carey & Co. survey of the adjoining blocks, conducted to determine if an established pattern of pre-1906 carriage houses exists, was submitted to the Planning Department for review. The Department concurs with the Carey & Co. conclusion that there is no such recognized development pattern in the neighborhood.[7] Therefore, demolition of the previously existing building would not result in adverse effects on off-site historic resources.

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[1] Memorandum from Tina Tam, Preservation Resource Specialist, Historic Resource Evaluation Response for 87 Ford Street, March 29, 2007.

[2] Ibid.

[3] Historic Resource Evaluation, 87 Ford Street, San Francisco, Calif. Prepared by Richard Brandi, Carey & Co., Inc., September 6, 2006. This report is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA., as part of Case file 2005.0952E.

[4] Supra note 1.

[5] Supra note 1.

[6] Supra note 1.

Because the proposed project would not result in an adverse effect on a historic resource, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residence. The proposed project would involve the demolition of a 2,160-sq ft single-family dwelling. Therefore, the proposed demolition would be exempt from environmental review under Class 1.

The proposed project would also include the construction of a new 2,160-sq ft single-family dwelling. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence in a residential zone. Therefore, the proposed construction would be exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have any adverse effects on historic resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[7] Supra note 1.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address:
87 Ford Street
Block: 3581, Lot: 035
Case No.: 2005.0952E
Date of Review: March 29, 2007

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: William H. Sugaya
Company: Carey and Co
Address: 460 Bush Street
San Francisco, CA 94108
Phone: (415) 773-0773
Fax: (415) 773-1773
Email: hsugaya@carey-sf.com

Owner
Name: Michelle Ney
Company:
Address: 571 Coe Avenue
San Jose, CA 95125
Phone: (408) 519-8317
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish and to construct a new two-story, garage/dwelling structure at the rear of the property. The subject property is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey
For the purposes of CEQA (California Environmental Quality Act), the subject property is considered a Category A2 property (a property formally listed on or determined to be eligible for listing on the California Register of Historical Resources. These properties are historical resources). The property, containing two buildings, the main house at the front (453 Noe Street) and an auxiliary building at the rear (87 Ford Street), is listed on Page 282 of Here Today, an adopted local register under CEQA. 453 Noe Street (not 87 Ford Street) is rated 2 out of a possible 5 in the 1976 City Survey.

Historic District / Neighborhood Context
The subject property is located in the Upper Market / Castro Street / Eureka Valley Neighborhood. The building is not located in any designated historic district.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context: ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Response: Based upon the notations in *Here Today*, 87 Ford Street was a part of a focal point of a family complex. According to the appendix, it was "a remnant...still standing" (suggesting that 87 Ford Street was in poor condition in 1968).

According to the Historic Resource Evaluation Report submitted by Carey & Co. Inc., dated September 6, 2006, 87 Ford Street was originally an auxiliary building to the main house at 453 Noe Street. It was used as a barn/stable/storage structure when it was built (between 1886-1890) to 1914 when the ground floor was used as an automobile garage. It is not known what the second floor was used for except perhaps for storage of hay, but in 1948 87 Ford Street was officially converted into a one family dwelling over garage. It has been used as such ever since. While the current project proposed demolition and reconstruction of this structure, the previous use will continue as such. The full report and photographs of the subject structure and neighborhood are attached to this memorandum.

In addition to evaluating the property, Carey & Co. Inc., also surveyed the neighborhood, but did not uncover any information that may lead to the existence of an established development pattern of carriage houses.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Response: Based upon the Historic Resource Evaluation Report submitted by Carey & Co. Inc., and judging by the photographs submitted, the facade had been altered and the physical exterior changes that were made to the property were made outside the building's period of significance, which from an architectural standpoint is between the1880s to 1900s (pre-1906 earthquake). As referenced in the report by Carey & Co. Inc., the building was converted into a single-family dwelling over garage in 1948, with new overhead doors installed in 1952, and stucco put on to the front of the building in 1953. It is unclear when the windows on the front façade were installed or if they were even original to the building. According to the current owner, the building was in poor condition and removal of the previously existing building walls was necessary.

Based upon photographic and archival research, and the report submitted by Carey & co. Inc., 87 Ford Street does not appear to possess any extraordinary qualities that would merit any special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. However, it is important to note that the visual relationship between the carriage house and the main house is one that is noteworthy and one that exemplifies a subsidiary building to a more important main house. Since the replacement building will be of a similar scale, form, and character as the previously existing building, that relationship will be preserved.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Response:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

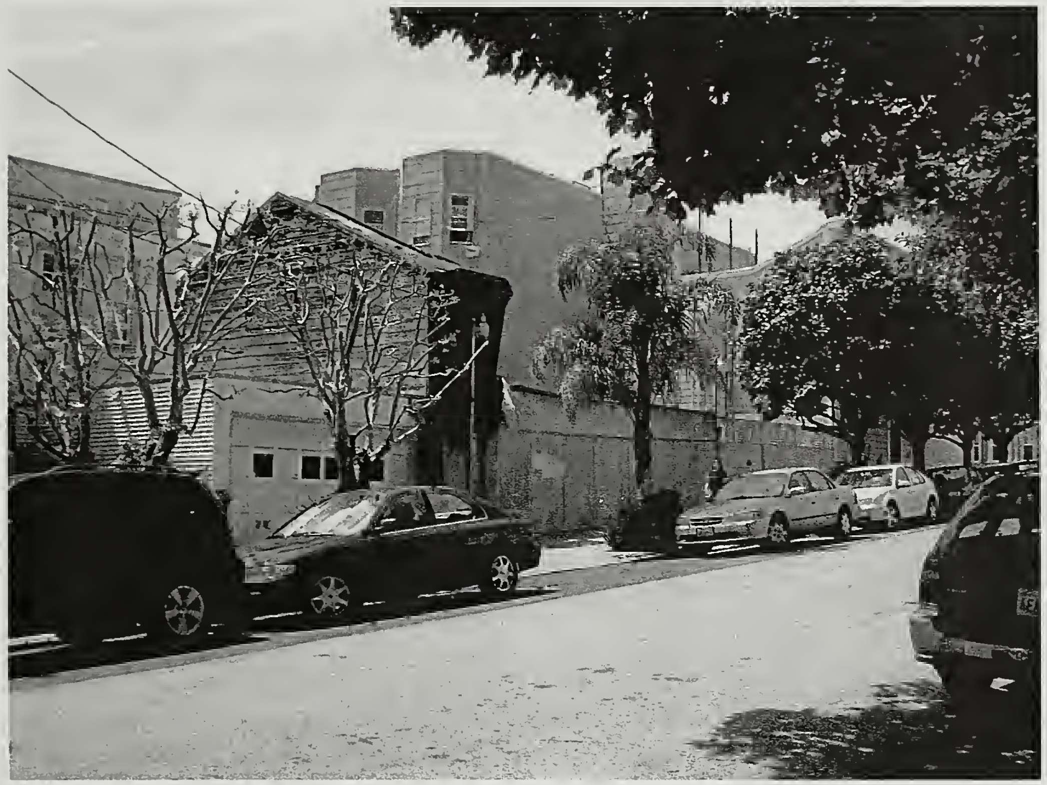
Response: The Planning Department agrees with the report submitted by Carey & Co. Inc., that demolition of 87 Ford Street will not be a significant adverse impact. While 87 Ford Street was part of an adopted local survey (*Here Today)* completed in 1969, it was referenced largely for its relationship with the architecturally significant building at the front of the property. According to the report by Carey & Co. Inc., a survey of adjoining blocks for properties containing carriage houses constructed prior to the 1906 earthquake was also conducted and this new survey concluded there is no recognized establishment of such development pattern in the neighborhood. With the exterior changes made primarily in the 1950s, with regards to new use, new openings, and new material, 87 Ford Street dose not appear eligible for individual listing on the National or California Registers as it lacks the historical or architectural significance necessary for such a designation.

PRESERVATION COORDINATOR REVIEW

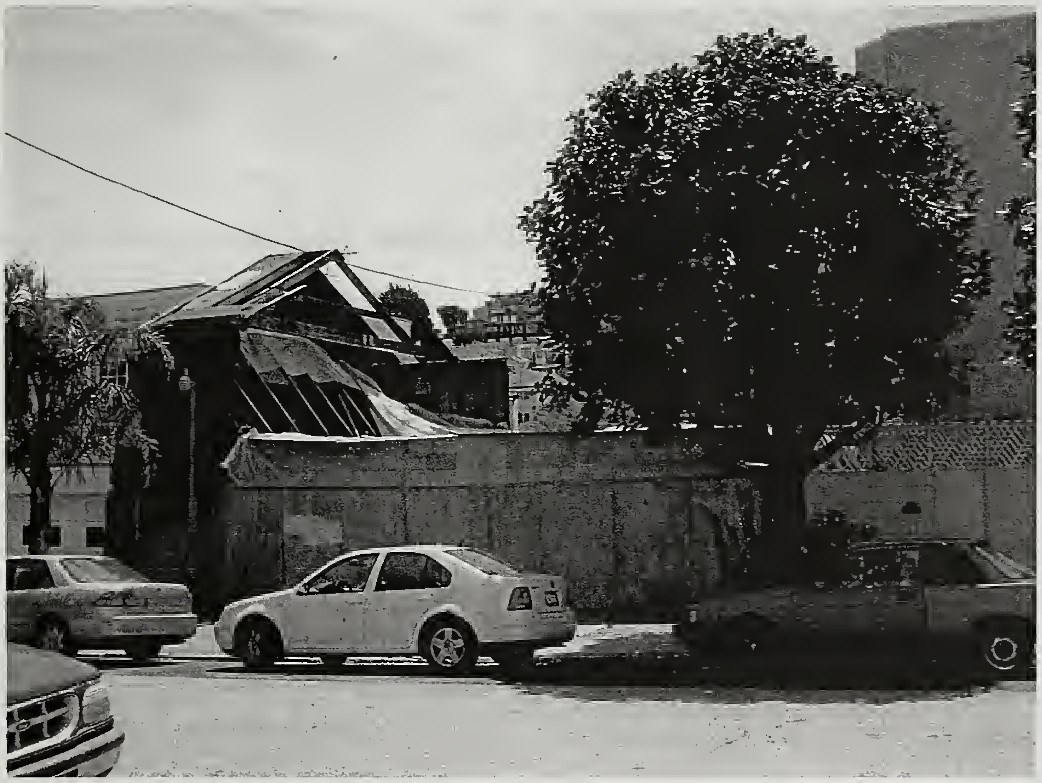
Signature: ______________________________ Date: 4-17-07

Mark Luellen, Preservation Coordinator

87 Ford Street Current Photos
4-28-07



87 Ford West Façade



87 Ford North Façade

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: October 12, 2007
Case No.: **2007.0435.E**
Project Title: **3935-3943 24th Street**
Zoning: 24th Street –Noe Valley Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 6508/034
Lot Size: 5,804.8 square feet
Project Sponsor Brian Liles, Jackson Liles Architecture
(415) 621-1799
Staff Contact: Tim Blomgren – (415) 575-9023
Tim.Blomgren@sfgov.org

SF
C58
#59
10/19/07

PROJECT DESCRIPTION:

The proposed project would involve the construction of a 9,980 square-foot (s-f), 40-foot tall, three-story building in the Noe Valley neighborhood containing 7,189 s-f of retail on the first and second floors, four residential units on the third floor, and no off-street parking spaces. Prior to construction, the project would require the demolition of an existing 5,555 s-f, 20-foot tall, retail building. The project would require Conditional Use authorizations pursuant to *San Francisco Planning Code* Section 161(j) for a parking reduction, Section 121.1 for development of a lot greater than 5,000 s-f, Section 121.2 for a use size greater than 2,500 s-f, Section 703.4 for a formula retail use, and Section 728.40 for a retail use on the second floor in a 24th Street/Noe Valley NCD zoning district.

EXEMPT STATUS:

Categorical Exemption, Classes 1(1)(3) and 3 [State CEQA Guidelines Sections 15301(l)(3) and 15303].

REMARKS:

(See next page)

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Octobr 19, 2007

Bill Wycko
Acting Environmental Review Officer

Date

cc: Brian Liles, Jackson Liles
Supervisor Bevan Dufty, District 8
Sophie Middlebrook
Historic Resources Mailing List
V. Byrd/M.DF.
Exemption/Exclusion File

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Historic Resources

Due to the age of the existing building on the site, the Planning Department reviewed the project for the presence of historic resources and for potential effects from the project. There is currently an existing single-story with mezzanine retail building on site which was constructed around 1922. Its storefront was reconfigured during the 1930's. The building is not included in any survey or inventory and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA)[1] (see attached Historic Resource Evaluation). Although the building was built during the early 20th Century, it is not eligible for inclusion in the California Register based on the criteria for evaluation. The building retains integrity in terms of location, design, and workmanship; it lacks integrity in terms of association, setting, feeling and materials. It does not appear to be associated with specific events that relate to local or national history. No person of known historical significance appears to have been associated with the subject property. The building has large aluminum display windows and two pairs of glass and aluminum doors. Described as "Modified Art Deco" in style, it does not embody the distinctive characteristics of any specific type, region, or method of construction. The building does not appear to have been altered since 1936; nevertheless the building does not appear to be eligible for inclusion in the California Register. The property does appear to be located within a potential historic district. However, it appears that the period of significance for the potential district is concentrated on the late nineteenth century Italianate Stick residential buildings with converted ground floor commercial spaces; therefore the property does not appear to be a contributor to the potential district.[2] The new construction proposed for the subject property appears to comply with the current Planning Code and Residential Design Guidelines; the new construction appears to be compatible with the size and scale of the potential historic distict.[3]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

Categorical Exemption Criteria

CEQA State Guidelines Section 15301(l)(3), or Class 1(l)(3), provides an exemption from environmental review for the demolition of up to three commercial structures, each with a capacity of 30 persons or less, in an urbanized area. The proposed project would result in the demolition of a single commercial structure and therefore would satisfy the criterion for exemption under Class 1(l)(3).

CEQA State Guidelines Section 15303 provides an exemption from environmental review for the construction of limited numbers of new, small facilities and structures including apartments designed for up to six dwelling units and up to four commercial structures not exceeding 10,000 square feet. The proposed project would involve the construction of a 9,980 s-f commercial building with four residential units. Therefore, the project is exempt from environmental review under Class 3.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, August 20, 2007.

[2] *Ibid.*

[3] *Ibid*

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project was reviewed for potential effects on historic resources, as discussed above, and was found not to have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

THE REAL FOOD CO

3935-3943—24^{TH} Street
Case Number 2007.0435E

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 4103-2414

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COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren
Project Address: **3935-43 24th Street**
Block: 6508 Lot: 034
Case No.: 2007.0435E
Date of Review: August 20, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Tim Kelley
Company: Kelly & VerPlanck
Address: 2912 Diamond Street, #330
Phone: (415) 337-5824
Fax:
Email: tim@kvpconsulting.com

Owner
Name: Fresh Organics, Inc.
Company:
Address: 1400 Kearns Blvd., 2nd Floor
Park City, UT 84060
Phone: (435) 655-6038
Fax: (435) 901-8284

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The project proposes to demolish the existing single-story commercial building on the subject property, and to construct a new, three-story mixed-use building with two-stories of commercial use and one story of residential units.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1921; however, a building permit was not issued for construction until 1922. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category C" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the south side of 24th Street between Sanchez and Noe Streets, in the heart Noe Valley's 24th Street commercial district. The subject property is located within the 24th Street-Noe Valley Zoning District, a commercial district characterized by ground mixed-sue buildings with floor commercial spaces and residential units at the second-story and higher. The subject property is not located within a designated historic district.

By the time of the construction of the subject property, 24th Street at this location had emerged as a commercial district, with ground floor commercial units inserted into the ground level of existing Victorian residential buildings. The existing building on the subject property replaced an earlier, residential structure on the lot. The subject property appears to be located within a potential historic district. However, it appears that the period of significance for the potential historic district is focused on the late nineteenth century Italianate Stick residential buildings with converted ground floor commercial spaces. It does not appear that the subject building is a contributor to a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1922, at a time when 24th Street at this location had emerged as an important neighborhood-serving commercial area. The subject building does not appear to be associated with any particular event – or broad patterns of history – significant to the cultural heritage of California or the United States.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

The earliest occupants and/or renters are unknown. By 1936, the space was occupied by a grocery story operated by Gustav Gadd, who also operated several other stores in the neighborhood. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story, wood frame retail building. The flat roof is composed of tar and gravel with three large skylights, concealed by a stepped parapet. The stepped shape of the parapet may reflect the original division of the interior space into the three distinct retail shops; the interior has been combined into a single retail space. The building's façade is clad in stucco with two large diamond-shaped ornaments above the glazing in the east and west bays. At sidewalk level, posts mark the original configuration of three retail spaces arranged symmetrically. The bays now contain large aluminum famed display windows and two pairs of double glass and aluminum entrance doors. The entrance and windows of the east bay are clad in brick veneer. The building may be described as modified art deco in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
The building does not appear to have been drastically altered since the store front was reconfigured in 1936; however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: The proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines; the new construction appears to be compatible with the size and scale of the potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 8·21·07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, SW Quadrant

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

SF
C58
#59
10/19/07

Date:	October 17, 2007
Case No.:	**2007.0314E**
Project Title:	**485 Elizabeth Street**
Zoning:	RH-3, 40-X
Block/Lot:	3654/024
Lot Size:	2,962 square feet
Project Sponsor	Justin Cipriani (415) 905-9030
Staff Contact:	Don Lewis (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project is an extensive alteration of the building, including: constructing a three-story vertical addition and a 20′-10″ deep horizontal addition to the rear façade; re-cladding and reconfiguring the front façade; and adding one dwelling unit and three off-street parking spaces. The existing 25-foot tall, one-story, single-family residence, which was constructed prior to 1891, currently contains two-bedrooms with one off-street parking space. The proposed alterations would increase the building by 5,462 square feet. The finished building would be 40-feet tall, four-stories, approximately 7,700 square feet, with two dwelling units and four, ground level, off-street parking spaces.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

October 19, 2007
Date

cc: Justin Cipriani, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty
Historical Preservation List

Bulletin Board
M.D.F.
Exemption / Exclusion File

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PROJECT DESCRIPTION (continued):

The approximately 2,962 square foot project site is located on the southern side of Elizabeth Street (Assessor's Block 3654, Lot 024) between Sanchez and Noe Streets in the Noe Valley neighborhood. The existing building on the project site was constructed prior to 1891. The property is not currently listed on the California Register, nor is it included on the National Register. The subject lot is not located within a previously designated historic district. The project site is located within an RH-3 (Residential, Three Family) zoning district and within a 40-X height and bulk district.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation (HRE), the 485 Elizabeth Street building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[1]

The existing building was constructed in the late nineteenth century, prior to 1891, as a single-family, wood-frame residential structure with a shallow, gabled-roof concealed behind a parapet. The subject building is clad in a cementitious faux stone material. Although the subject property appears to be part of the early stages of development in the neighborhood, research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. In addition, the integrity of the building has been compromised to a level that it no longer conveys its significance. What was likely originally wood siding on the subject property has been replaced with a faux-stone material that is not historic. The building also lacks association since its surrounding development is characterized as a mix of architectural styles on the southern side of Elizabeth Street including two- and three-story residential buildings constructed in the mid-twentieth century, Marina and Mediterranean Revival style buildings, and Queen Anne and Stick style residences. The building does not appear to embody the distinctive characteristics of a specific type, period, region, or method of construction. There is no indication that the subject building is the work of a master, nor does it appear to possess sufficiently high artistic values to make it an individual resource for the purposes of CEQA. Therefore, the 485 Elizabeth Street building does not appear eligible for listing in the California Register as an individual resource or as a contributor to a potential historic district.

The proposed project would involve the addition of approximately 5,462 square feet to the existing 2,238 square foot building. With the addition, the building would be approximately 7,700 square feet in size and 40′ in height. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed project would involve the addition of approximately 5,462 square feet, well under the 10,000 square foot limitation, and is located within an area of San Francisco that is well served with power, water, schools, and other services that would meet the needs of the proposed project. In addition, the project is not located in an environmentally sensitive area. Therefore, the proposed addition would be exempt under Class 1.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Joy Navarrete, Planner, Major Environmental Analysis, October 9, 2007.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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COMMISSION CALENDAR INFO: 558-6422
INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Revised Historic Resource Evaluation Response

MEA Planner: Joy Navarrete
Project Address: **485 Elizabeth Street**
Block: 3654 Lot: 024
Case No.: 2007.0314E
Date of Review: October 9, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Justin Cipriani
Company: Toby Long Design
Address: 665 3rd Street
San Francisco, CA 94107
Phone: (415) 905-9030
Fax: (415) 905-9035
Email: Justin@tobylongdesign.com

Owner
Name: Eric Anschutz & Jennifer Toton
Company:
Address: 485 Elizabeth Street
San Francisco, 94114
Phone: (415) 641-1121
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposed project is to convert the existing single-family dwelling with one off-street parking space into a two-family dwelling with four off-street parking spaces. The proposed project is an extensive alteration that includes re-cladding and reconfiguring the front façade, as well as vertical and horizontal additions to the front and rear of the building located on the subject lot.

This Revised Historic Resource Evaluation Response is based on new information submitted by the Project Sponsor to the Planning Department on September 25, 2007.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900, however historic Sanborn Fire Insurance maps and records from the Spring Valley Water Company indicate that the structure was constructed in the late nineteenth century, prior to 1891. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Noe Valley neighborhood on the south side of Elizabeth Street, bounded by Sanchez Street to the east and Noe Street to the west, and 23rd and 24th Streets to the north and south. The subject property is located in an RH-3 zoning district, and a 40-x height and bulk district. A mix of architectural styles characterizes the south side of Elizabeth Street at this location, including two- and three-story residential buildings constructed in the mid-twentieth century, Marina and Mediterranean Revival style buildings, and Queen Anne and Stick style residences. A dominant feature of the subject block face is the rear of the Cala Foods grocery story, located on a 100' wide through lot that extends from 24th Street to Elizabeth Street. It does not appear that the subject property is located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

B. Pfarrer & Son appear to be the earliest owners associated with the subject property, based on a review of Spring Valley water records. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a two-story, wood frame residential structure with a shallow, gabled roof concealed behind a parapet. The parapet is detailed with a projecting pent roof cornice supported by brackets and detailed with wood shingles. A single one-over-one double hung wood window (detailed with ogee lugs typical of the construction period) dominates the east end of the primary building façade, while a square bay with four one-over-one double hung wood windows dominates the west end of the street-facing elevation. A straight flight of what appear to be wooden stairs with an iron handrail leads from street level to a recessed front entrance. There is a small garage under the window on the east side of the ground level of the structure. The subject building is clad in a cementitious faux stone material that appears to be Permastone.

The subject building does not appear to embody the distinctive characteristics of a specific type, period, region, or method of construction. There is no indication that the subject building is the work of a master, nor does it appear to possess sufficiently high artistic values to make it an individual resource for the purposes of CEQA. As noted above, it does not appear that the subject property is a contributor to a potential historic district.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
As noted above, the existing building appears to have been constructed sometime prior to 1891. As one of the oldest surviving buildings on the block, the building retains its form, massing, and only limited architectural detailing on the front, street-facing elevation.

What was likely originally wood siding on the subject property has been replaced with a faux stone material. The faux-stone cladding is not historic, and does not contribute to the overall significance of the subject property.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, it does not appear that the subject property is located within a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature________________________ Date: 10-9-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	November 14, 2007
Case No.:	**2005.0336E**
Project Title:	**252 Holyoke Street**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	5976/006
Lot Size:	3,000 square feet
Project Sponsor	Sandy Mak, SMG Design (415) 368-1295
Staff Contact:	Tim Blomgren – (415) 575-9023

PROJECT DESCRIPTION:

F
58
#59
6/07

The project site is located on the west side of Holyoke Street, mid block between Burrows and Bacon Avenues in the Excelsior neighborhood. The proposed project includes the relocation of a one-story, approximately 7 to 15-foot-tall, 392-square-foot (s-f) single-family dwelling and construction of a three-story, approximately 32-foot-tall, 3,000 s-f single-family dwelling. The existing dwelling is comprised of two historic earthquake refugee shacks, a Type "A" Refugee Shack and a Type "B" Refugee Shack which were combined to create one cottage, constructed in 1906 that would be relocated and rehabilitated as part of the proposed project. A 328 s-f accessory garage at the rear of the property would be demolished. The proposed new residence would range from three stories along the front elevation, to two stories with a third story deck near the rear yard. The proposed project would also include an at-grade, two-car garage.

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303]

REMARKS:

(see next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

11/16/07

Bill Wycko
Acting Environmental Review Officer

Date

cc: Sandy Mak, Project Contact
Ken Sharkkin Tam & Sharon Tam
Tim Frye, SF Planning Department
Supervisor Sophie Maxwell, District 10

Historical Preservation List
Bulletin Board
Master Decision File
Exemption/Exclusion File

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Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by the California Environmental Quality Act (CEQA).[1] As described in the attached Historic Resource Evaluation Response (HRER), the existing one-story residential cottage, approximately 392 s-f in size, is composed of two 1906 Earthquake Refugee Shacks,[2] that were constructed immediately after the 1906 earthquake and fires and later combined to create one structure. According to the HRER, three standard sizes of Refugee Shacks were constructed in 1906 (Types "A", "B" and "C"), and were erected in the eleven refugee camps throughout the City. A $2 per month rent was applied towards the $50 fee for the structures, which upon full payment would be owned by the refugees, who could then relocate the structures when the camps closed. In this case, two of these shacks, a Type "A" and a Type "B", were relocated to this site and joined to form the existing structure.

Although the HRER indicates that the existing shacks have been altered over time, the original shape, roofline, and many of the details of the original Refugee Shacks, such as narrow width and steeply pitched roof remain. The original exterior redwood cladding remains protected underneath the applied non-historic siding. Despite these changes, as indicated above, the dimensions and character of the original Refugee Shacks can be discerned. Although not located in their original setting, the shacks were intended as temporary housing to be relocated to private lots or combined with other shacks to create larger homes. Therefore, the fact that the subject buildings have been moved from their original locations does not adversely affect their integrity. The buildings are eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture), and retain sufficient integrity to convey their historical significance. The integrity of the original form, and the rarity of known Earthquake Refugee Shacks remaining in San Francisco, contributes to the significance of the structure as a historic resource for the purposes of CEQA. According to the HRER, the proposed project would not have an adverse effect to any off-site historical resource, and the project site is not within a historic district.

Because the existing building(s) are considered to be historical resources under CEQA, the proposed project was reviewed for compliance with the *Secretary of the Interior's Standards for the Treatment of Historical Properties*. The proposed project includes the relocation of Refugee Shack Type "B" to Midpines, California and Refugee Shack Type "A" to the rear yard of 908 Page Street in San Francisco. With relocation, the integrity of the subject buildings would be preserved, and a new structure would be constructed on the existing lot. According to the HRER, the subject buildings were not designed to be site specific to their current location, thus relocating the structures would not have a significant adverse impact on the resource. The project sponsor and the new owner of the Refugee Shacks have entered into an agreement (see Attachment C) to ensure that the Refugee Shacks will be rehabilitated in accordance with the *Secretary of the Interior's Standards of Rehabilitation*. Because the proposed project has been found to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change on the historical resource pursuant to CEQA Section 15300.2(f).

---

[1] Historical Resource Evaluation Response Memorandum from Tim Frye, Preservation Technical Specialist, to Tim Blomgren, Major Environmental Analysis April 24, 2007. (See Attachment A.)

[2] A Type "A" Refugee Shack has a 10-x14-foot dimension and a Type "B" Refugee Shack has a 14-x18-foot dimension.

CEQA Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the new construction or conversion of single-family residential structures, up to three dwelling units, in an urbanized area. Since the proposed project is the construction of a single family dwelling within an urbanized area, the proposed new residential structure would be exempt under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reason, it can be seen with certainty that the proposed project could not have a significant effect on the environment, and is therefore exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum dated August 27, 2007.

Attachment B: Photograph of Front Façade of Existing Structure at 252 Holyoke Street.

Attachment C: Letter of Agreement Between 252 Holyoke Street Owners and Buyer of the Earthquake Shacks dated April 24, 2007.

252 HOLYOKE STREET
CASE NUMBER 2005.0336E

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren
Project Address: 252 Holyoke Street.
Block: 5976 Lot: 006
Case No.: 2005.0336E
Date of Review: 08/24/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Sandy Mak
Company: SMG Design
Address: 3649 Lawton Street SF 94122
Phone: (415) 368-1295
Fax:

Owner
Name: Shek Tam
Address: 2338 Ortega Street SF, 94122
Phone: (415) 308-8008
Fax:
Email:

PROPOSED PROJECT
- ☐ Demolition
- ☐ Alteration
- ☒ Relocation

Project description:
The proposal is to relocate two 1906 Earthquake Refugee Shacks - the Type "B" Shack to Midpines, California and the Type "A" Shack to the rear yard of 908 Page Street, San Francisco, California to allow for the construction a new, single-family unit with two stories over a garage.

Pre-Existing Historic Rating / Survey
The existing structure is not included on any historic surveys. The subject property contains a Type "A" and a Type "B" Refugee Shack constructed in 1906/7 as well as non-historic additions.

Historic District / Neighborhood Context
The subject property is located on Holyoke Street, between Felton and Burrows Streets in the Excelsior neighborhood. Holyoke at this location is comprised primarily of one and two story residential structures in a range of modest architectural styles.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1900-1915

Planning Department staff has confirmed that a Type "A" and a Type "B" shack make up the first two structures of this property. (The footprint of a Type "A" shack is 10'x14' and the footprint of a Type "B" shacks is 14'x18'). Constructed immediately after the 1906 earthquake and fires destroyed much of San Francisco. Three standard sizes of the refugee cottages were constructed in 1906, and were erected in the eleven refugee camps throughout the City. A $2 per month rent was applied towards the $50 fee for the structure. Once the fee was paid in full the refugees owned the shack and were able to relocate the dwelling to another location when the camps closed. Many of the cottages were moved to private lots and combined with other shacks to create larger homes.

Although it is clear that the cottage has been altered over time, the basic form, shape, roofline, and many of the details of the original refugee shack remain visible. This building is eligible for the California Register based on Criteria 1 and 3.

Criterion 1: *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.* The refugee shacks were constructed in response to the tens of thousands of San Francisco residents that were left homeless from the 1906 earthquake and conflagration.

Criterion 3: *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.* The refugee shacks are a style of architecture that was constructed during a very narrow period of time in response to the need to house those left homeless from the 1906 earthquake and conflagration. The subject property contains Type "A" and a Type "B" shacks. Of the thousands built only about thirty have been identified as surviving today.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although some alterations have occurred to the subject buildings, the original shape and roofline remain visible. The character-defining features of the original refugee shack such as its narrow width and steeply pitched roof remain. The original exterior redwood cladding remains protected underneath the applied non-historic siding.

Despite these alterations, the dimensions of the original building can be discerned. While the building is not currently located in its original camp setting, the shacks were intended to serve first as temporary housing in earthquake relief camps and then to be moved to individually owned lots throughout the city. Therefore, that the subject property has been moved from its original location does not negatively impact its integrity.

The integrity of the original form, and the rarity of known earthquake refugee shacks remaining in San Francisco, contributes to the significance of the structure as an historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See below explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: As noted above, the earthquake refugee shacks were built with the intention that they would be moved. Therefore, the project sponsor is proposing to move the shacks to another location rather than to demolish the resource. In doing so, the integrity of the subject property would be preserved, and a new structure could be constructed in the existing lot. As the subject building was not designed to be site specific at its current location, relocating the structure could not have a significant adverse impact on the resource.

The project sponsor and the new owners of each of the subject buildings have entered an agreement (see attached) that the shack will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: It does not appear that the resource is currently located within a historic district. If it is moved to another location, there will be no adverse effect on adjacent properties or resources.

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 8·22·07

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

April 24, 2007

Mr. Tim Frye
Preservation Specialist
Planning Department
City and County of San Francisco
1660 Mission Street
San Francisco CA 94103

Reference: Mr and Mrs Tam – 252 Holyoke Street
252 Holyoke Street – existing 'earthquake cottage'
Proposed relocation

I have been told that the existing cottage at 252 Holyoke has been identified by the Department of City Planning as a original earthquake cottage and may not be demolished, But that Planning will approve its removal and faithful reconstruction on another site.

I am told that such an arrangement has been made with a proposed new owner who wishes to re-erect the cottage on a site outside of San Francisco, and that it is his intention to maintain it in its original condition except for repairs in kind to replace deteriorated wood. It may not be possible to reassemble the cottage with the same handmade cut iron nails used in the original and no longer available.

I have discussed this proposal with the contractor who will perform the dismantling of the cottage. This will be done with all necessary care so that all sections of roof, walls and floor can be transported with minimum damage and re-erected to preserve the cottage in its original form, albeit with the necessary new foundation.

If you require any further statement as to this proposal, please let me know.

Shek Tam

Chris Zeck

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
OPERATIONS

April 24, 2007

Mr. Tim Frye
Preservation Specialist
Planning Department
City and County of San Francisco
1660 Mission Street
San Francisco CA 94103

Reference: Mr and Mrs Tam – 252 Holyoke Street
252 Holyoke Street – existing 'earthquake cottage'
Proposed relocation

I have been told that the existing cottage at 252 Holyoke has been identified by the Department of City Planning as a original earthquake cottage and may not be demolished, But that Planning will approve its removal and faithful reconstruction on another site.

I am told that such an arrangement has been made with a proposed new owner who wishes to re-erect the cottage on a site outside of San Francisco, and that it is his intention to maintain it in its original condition except for repairs in kind to replace deteriorated wood. It may not be possible to reassemble the cottage with the same handmade cut iron nails used in the original and no longer available.

I have discussed this proposal with the contractor who will perform the dismantling of the cottage. This will be done with all necessary care so that all sections of roof, walls and floor can be transported with minimum damage and re-erected to preserve the cottage in its original form, albeit with the necessary new foundation.

If you require any further statement as to this proposal, please let me know.

Shek Tam

Jon Freeman

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: November 12, 2007
Case No.: **2006.1519E**
Project Title: **1413 Noe Street**
Zoning: RH-2, Noe Valley
40-X Height and Bulk District
Block/Lot: 6591/022A
Lot Size: 1,568 square feet (sq.-ft)
Project Sponsor Andrew Sparks, Authorized Agent
415-641-7320
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The proposed project would demolish an existing three-story-over-basement, approximately 2,015-square-foot, single-family home constructed in 1916, and construct a new three-story-over-basement, 3,408-sq. ft., single-family residential structure. The proposed new three-story building would be approximately 27 feet tall, and would include one off-street parking space. The project site is located on the eastern side of Noe Street, bounded by Noe Street to the west, 27th Street to the north, Sanchez Street to the east, and Duncan Street to the south in the Noe Valley neighborhood. The parcel is within an RH-2 zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

11/16/07
Date

cc:
Andrew Sparks, Project Sponsor
S. Middlebrook, Planning Dept.
Delvin Washington, SW Quadrant, Planning Department
Bevan Dufty, District 8, Board of Supervisors
Bulletin Board
Virna Byrd, M.D.F.
Exclusion/Exemption File
Historic Distribution File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource (see attached Historic Resource Evaluation Response memorandum). The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA.[1]

The Planning Department's evaluation found that construction of the building does not appear to have contributed to any greater pattern of development locally or regionally, nor is it associated with any notable historical persons. In addition, the alterations to the front elevation and garage have dramatically changed the primary elements of the street-facing and character-defining features of the subject property. Therefore, demolition of the building would not result in a significant effect on an individual historic resource.

The project site is located within the Noe Valley neighborhood, on the east side of Noe Street. The Department's HRER memorandum makes the distinction that residences on the east side of Noe Street were constructed in the early twentieth century, and are primarily Edwardian- and vernacular-styled, two-story, single family dwellings with garages at street level, while the west side of Noe Street is composed of larger, multi-family residences constructed between 1969 and 1971 in a modified mid-century modern architectural style.[2] The memorandum therefore concludes that the building at 1413 Noe Street is vernacular in style and does not relate to any architecturally significant buildings in the area, including the Edwardian architectural pattern on the block. Given this, it does not appear that the subject property is a contributor to a potential historic district.

For the reasons stated above, the building at 1413 Noe Street is not a historic resource for the purposes of CEQA and its demolition would not have an adverse impact on off-site historic resources or a potential historic district as defined by CEQA. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction would include a three-story-over-basement, 3,408-sq.-ft., single family residence with one off-street parking space. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3(a).

---

[1] Memorandum from Sophie Middlebrook , Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 1413 Noe Street, August 14, 2007.

[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
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COMMISSION CALENDAR
INFO: 558-6422
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **1413 Noe Street**
Block: 6591 Lot: 022A
Case No.: 2007.1519E
Date of Review: August 14, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Andrew Sparks
Company: Levy Art and Architecture
Address: 3361 Mission Street
San Francisco, CA 94110
Phone: (415) 641-7320
Fax:
Email: Andrew@10d.com

Owner
Name: Alfonso Rodriguez
Company:
Address: 863 View Ridge Drive
San Mateo, CA 94403
Phone: (650) 868-9359
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project is to demolish the existing single-family dwelling and to construct a new, two-story single-family dwelling.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1916. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the Noe Valley neighborhood, on the east side of Noe Street between 27th and Duncan Streets. The subject property is located within an RH-2 zoning district and a 40-X height and bulk district.

A mix of Edwardian and vernacular architectural styles characterizes the east side of Noe Street at this location. Residences on the east side of the street were constructed in the early twentieth century, and are primarily two-story, single family dwellings with garages at street level. The west side of Noe Street at this location is quite different, with larger multi-family residences constructed in 1969 – 1971 in a modified mid-century modern architectural style.

The subject property is not located within a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property was constructed in 1916. The construction of the subject building does not appear to be associated with events that have made a significant contribution to broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from City Directories and newspaper searches provided by the project sponsor suggests that Knut Anderson, the second owner of the property, constructed the subject building, and that a significant 1928 addition was made by Elmer Ojala.

Information submitted by the project sponsor indicates that Patrick J. Curran owned the subject property from 1960-1970. Although the late Sister Patrick Curran, for whom the Curran House in San Francisco was named, was a past Executive Director of St. Anthony's Foundation, the current Executive Director of the Foundation confirmed that the locally significant Sister Patrick Curran never owned a home in San Francisco, and is not the same person as the identified former owner of the subject property.

No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

While many of the existing buildings on the east side of Noe Street at this location were constructed in the early twentieth century, the subject property appears to be a small, vernacular cottage dwelling that is not consistent with the Edwardian architectural pattern on the block.

The subject building is a two-story, wood-frame building clad in stucco and wood siding. The roof is a gable roof clad in composite shingles with a shed-roof dormer that was added in 1954. In 1928, a garage was added to the front of the subject building, with a steeply excavated driveway from grade. Further alterations were made in order to reconfigure the garage in 1945.

It does not appear that the subject building embodies the distinctive characters of a type, period, region, or method of construction. The subject property does not appear to be the work of a master, nor does it appear to possess high artistic values.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
As noted above, the subject property does not appear to meet the criteria for inclusion on the California Register.

The significant alterations to the front elevation, including the addition of and subsequent alterations to the garage have dramatically changed the spatial relationships among primary elements of the street-facing and character-defining features of the subject property.

The general pattern of development and architectural character of the existing neighborhood do not suggest a potential historic district that would include the subject property.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

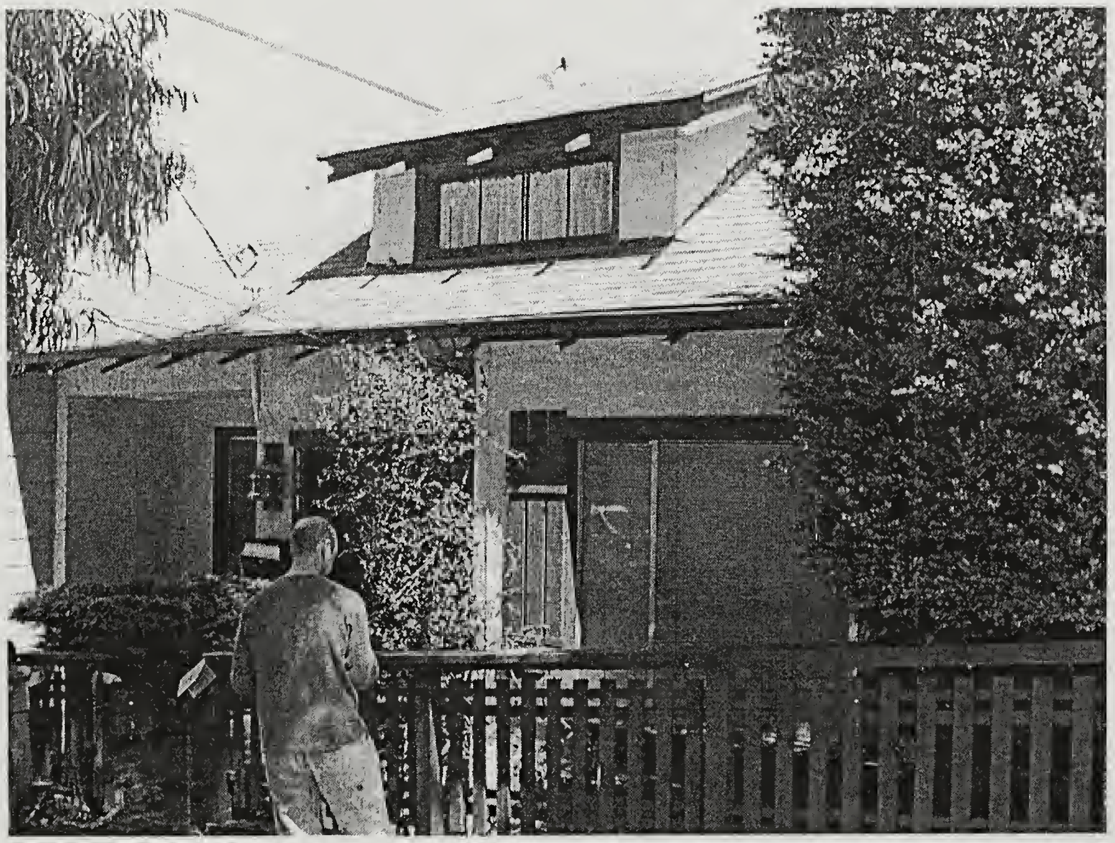
☐Yes ☒No ☐Unable to determine

Notes: It does not appear that the subject property is located in a potential historic district, nor does the proposed project appear to have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature____________________ Date: 8·20·07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Rick Crawford/Neighborhood Planner, SW Quadrant



1413 NOE ST. FRONT FACADE

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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415.558.6377

Date:	November 14, 2007
Case No.:	**2007.0476E**
Project Title:	**184 Linda Street**
Zoning:	RH-3 (Residential House, Three Family) 40-X Height and Bulk District
Block/Lot:	Block 3597/Lot 045
Lot Size:	2,265 square feet
Project Sponsor	Patrick McGrew, Representative 760-416-7819
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The approximately 2,265 square-foot project site is located at 184 Linda Street [Assessor's Block 3597, Lot 045] on a block bounded by Guerrero, Valencia, 19th and 20th Streets in the Mission neighborhood. Linda Street is a small dead-end neighborhood street that runs parallel to Guerrero and Valencia Streets and bisects 19th Street to the north. The existing 1,000 square-foot, one-story, single-family residential building on the site was constructed in 1907 and contains one off-street parking space. The proposed project would involve interior and exterior alterations, including an approximately 200 square-foot rear horizontal addition. The horizontal addition would extend the existing building toward the rear of the property along the northern property line. With the addition of 200 square-feet, the proposed building would be approximately 1,200 square-feet in size and would remain a single-family residence. The proposed project would require a variance from the Planning Code rear yard requirements. The project site is located in a RH-3 (Residential House, Three Family) zoning district and within a 40-X height and bulk district.

58
59
16/07

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

11/16/07
Date

cc: Brett Gladstone, Project Contact
Julian Banales, SE Quadrant
Supervisor Bevan Dufty
Patrick McGrew, Project Architect
Bulletin Board
M.D.F.
Exemption / Exclusion File
Historical Preservation List

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REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not a historical resource as defined by CEQA.

The subject property is located on the west side of Linda Street in the Mission neighborhood. As described in the attached Historic Resource Evaluation (HRE)[1], the block consists mainly of small to moderately scaled multi-family residences built as part of the Mission District Reconstruction effort after the 1906 earthquake. Most buildings are one-and-a-half to three-and-a-half stories in height with box cornices, moldings, projecting bays, and restrained organic motifs. Currently there is not indication that the subject property is located within a potential historic district, however, the age and architectural merit of adjacent buildings along the block may identify them as potential historic resources for the purposes of CEQA.

The subject building is a one-story, wood frame residential structure with a raised front entrance and hipped roof. The building originally had a rectangular footprint with a one-story covered porch that ran the length of the Linda Street elevation. Since its construction the primary elevation has been subjected to a number of major alterations, the most significant being enclosure of the porch to expand the interior living space. The subject building does not exhibit the visible features that are often characteristic of the Reconstruction Period; further, the compromised architectural integrity of the subject building renders it ineligible for the California Register. Therefore, the subject building is not considered to be eligible for the California Register and is not a historic resource for the purposes of CEQA.

Because the existing building is not considered a historical resource under CEQA and would not have a negative impact on any potential off-site historic resources, the proposed additions would not result in an adverse effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

As described above, the proposed project would involve the addition of a total of approximately 200 square-feet to the existing 1,000 square-foot, single-family residence. With the addition, the building would be approximately 1,200 square-feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square-feet. The proposed 200 square-foot addition to the existing 1,000 square-foot building is well under the 50 percent and 2,500 square-foot requirements. Therefore, the proposed addition would be exempt under Class 1(e)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource nor on a potential historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis (MEA), July 9, 2007.

PLANNING DEPARTMENT
City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 4103-2414

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COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: **184 Linda Street**
Block: 3597 Lot: 045
Case No.: 2007.0476E
Date of Review: July 9, 2007

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Patrick McGrew
Company: McGrew Architecture
Address: 674 South Grenfall Road
Palm Springs, CA 92264
Phone: (760) 416-7819
Fax:
Email:

Owner
Name: Richard Johnson
& Allison Sant
Address: 917 Bryant Street
San Francisco, 94103
Phone: (415) 865-0845
Fax: (415) 865-9502
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposed project is for interior and exterior alterations, including a rear horizontal addition. The proposed project is an extensive alteration that includes re-cladding the exterior, modifying the roof form, and reconfiguring the front façade,

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1907. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located at the edge of the Mission District on the west side of Linda, formally Angelica, Street. The subject property is located in an RH-3 zoning district, and a 40-x height and bulk district. The block consists mainly of small to moderately scaled multifamily flats mostly built after the great 1906 conflagration as part of the Mission District Reconstruction effort. Residences in this location exhibit the popular classical motifs typically found on Edwardian flat buildings within the Bay Area. Most buildings are one-and-a-half to three-and-a-half stories in height with box cornices, dentil moldings, projecting bays, and restrained organic motifs. The subject property is not located within a designated historic district or a previously identified potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Based on Sanborn Fire Insurance Maps, the lot occupied by the subject building was vacant previous to the 1906 Earthquake and Fire. Further, while the subject building is located in an area that was rebuilt in a relatively short time frame, it does not exhibit the visible features that are often characteristic of the Reconstruction Period.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

The original owner was identified as Minici Siegele. No information is known about the original owner at this time. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for the California Register.

The subject building is a one-story, wood frame residential structure with a raised front entrance and hipped roof. Based on the 1913 Sanborn map, the subject building originally had a rectangular footprint with a one-story covered porch that ran the length of the Linda street elevation. Since its construction the primary elevation has bee subjected to a number of major alterations, the most significant being the enclosure of the porch to expand the interior living space. Staff believes that the compromised architectural integrity of the subject building renders it ineligible under the Architecture Criterion for the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**materials,**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The primary elevation has been subjected to a number of alterations that have significantly compromised the historic architectural fabric of the building. The subject building lacks any of the visible characteristics that would identify association with the Reconstruction Period for the Mission District after the 1906 Earthquake and Fire. Staff believes that the subject building has been compromised to a level that it no longer conveys the time in which it was constructed.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: Currently there is no indication that the subject building is located within a potential historic district, however, the age and architectural merit of adjacent buildings along the block may identify them as potential historic resources for the purposes of CEQA. The alterations to the subject building will minimally expand the current building envelope and will not increase the building's height. It is the determination of Staff that the proposed project will not have a negative impact on any potential off-site historic resources.

PRESERVATION COORDINATOR REVIEW

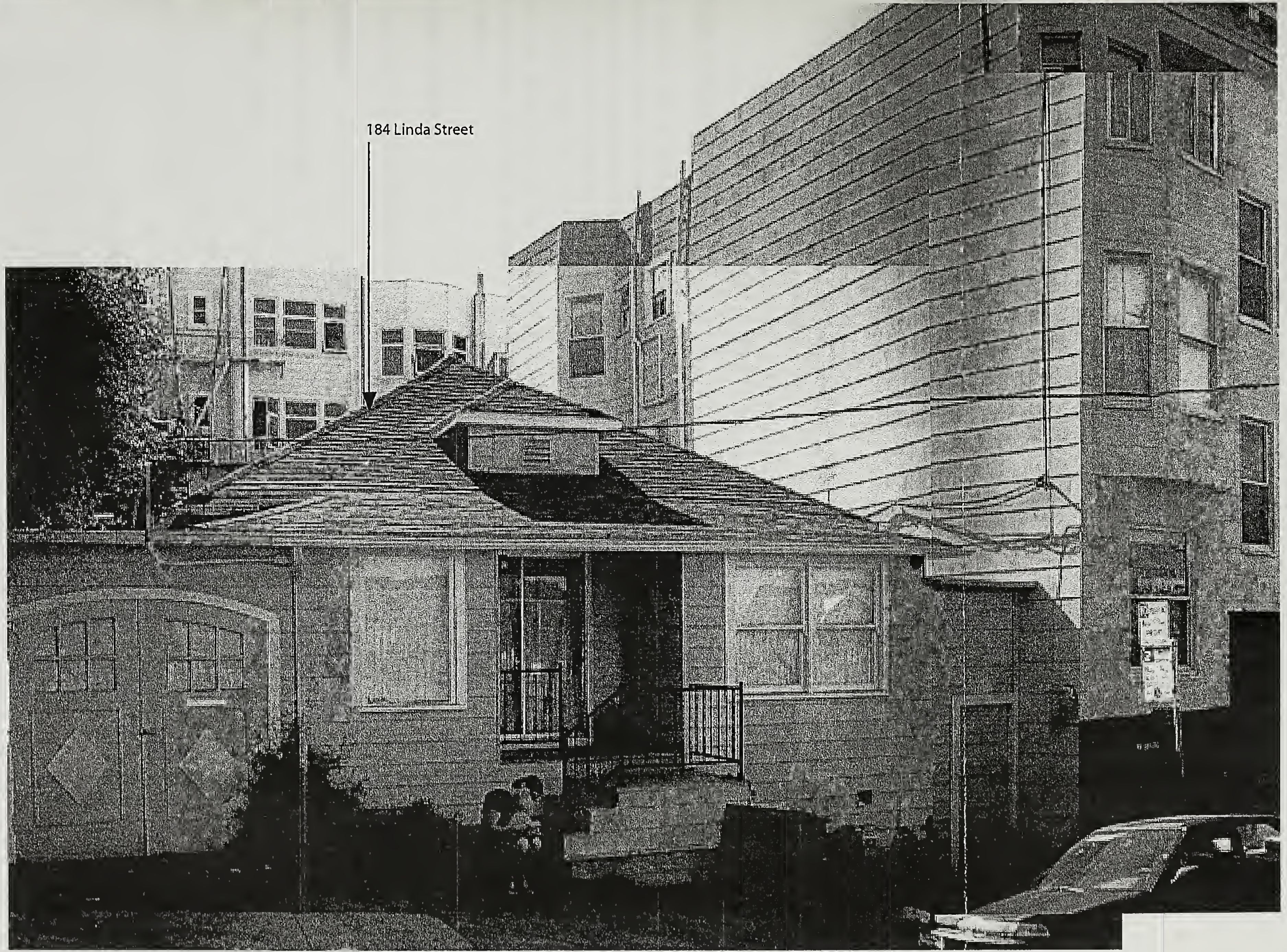
Signature ______________________
Mark Luellen, Preservation Coordinator

Date: 7-12-07

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SITE CONTEXT OF 184 LINDA STREET
BUILDING FACADES ALONG LINDA STREET

NOTE: THERE ARE NO BUILDINGS ON THE EAST SIDE OF LINDA STREET THE ENTIRE BLOCK IS DEDICATED TO MISSION PLAYGROUND.



SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Date:	November 21, 2007
Case No.:	**2007.0179E**
Project Title:	**536 40th Avenue**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	Block 1505/Lot 027
Lot Size:	3,000-square-feet
Project Sponsor	William Pashelinsky (415) 379-3676
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

PROJECT DESCRIPTION:

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21/07

The project site is located on the east side of 40th Avenue between Geary and Anza Streets in San Francisco's Outer Richmond neighborhood. The existing building on the project site, which was constructed in approximately 1909, is a 960-square-foot, one-story-over-basement, single-family residence with one off-street parking space located at the rear of the lot. The proposed project would involve the new construction of a four-story two-unit residential building with two off-street parking spaces following demolition of the existing structure. The new 4,850-square-foot building would be approximately 38½ feet in height. Conditional use authorization would be required for residential demolition.

EXEMPT STATUS:

Categorical Exemption, Classes 3 and 1 [State CEQA Guidelines Sections 15303(b) and 15301(l)(1)]

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

November 21, 2007

BILL WYCKO
Acting Environmental Review Officer

Date

cc: William Pashelinsky, Project Contact
Glenn Cabreros, Neighborhood Planning Northwest Team
Supervisor Jake McGoldrick, District 1
Historic Distribution list
Bulletin Board
Virna Byrd, M.D.F. and Exemption/Exclusion File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated November 13, 2007, the Planning Department determined that the building is not an historical resource.[1] The 960-square-foot, one-story-over-basement, single-family dwelling on the project site was constructed in 1909. The subject building has no historical ratings. As described below, it does not appear to be eligible for listing on the California Register of Historic Places based upon any event, persons, or architecture.

The subject building is an early structure on Assessor's Block 1505. However, it does not appear to be associated with any events that have made a contribution to broad patterns of local or regional history. Between 1899 and 1900 Lincoln Park was the City cemetery, and it appears that some of the older development on this block related to that use. However, the subject building was constructed as a single-family home, and records do not indicate that it was related to other rural activities typically associated with older development in this area. For these reasons, the subject building is not eligible for the California Register under Criterion 1, Events.[2]

The original owner of the property was Charles O. Olson, a native of Sweden. The Historic Resource Evaluation Response memorandum (HRER) attached to this document summarizes subsequent owners. The subject building was constructed by builder B.M. Marlow. No information was provided that would indicate that the property has been associated with any person who has made a significant contribution to broad patterns of history, including the owner or builder mentioned above. Therefore, the subject building does not appear to be eligible for listing on the California Register under Criterion 2, Persons.[3]

Although the original structure was constructed in 1909, there were significant alterations in the 1950's including the addition of the front projecting bay, a garage and a new entrance. There is now no clear evidence of the original style of the building. It does not retain architectural features from its period of significance (c 1909). The subsequent alterations have not gained significance and would not make the building eligible for the California Register under Criterion 3, Architecture.[4]

In summary, the building retains a moderate amount of its historic integrity with respect to location, setting, feeling, and association as a small cottage in the Outer Richmond constructed in the early twentieth century. However, it lacks architectural integrity with respect to design, workmanship, and materials due to the alterations that occurred in the late 1950s. Therefore, the building has been determined not to be an historical resource pursuant to CEQA.[5]

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[1] Historic Resource Evaluation Response Memorandum for 536 40th Avenue from Tara Sullivan-Lenane, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. November 13, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Ibid.

The subject building is located within a potential California Register historic district. There is a high concentration of twentieth century buildings constructed from the later part of the second decade to the 1940s. Architectural styles represented include Marina, Spanish Colonial Revival, and Mediterranean Revival.[6] There are several individual buildings that may qualify as landmarks.[7] However, the subject building does not qualify as an individual resource as described above, nor is it a contributor to the potential historic district since it was altered in the 1950s and does not have integrity with respect to the period of significance for the potential historic district between 1920 and 1940.[8]

The new residential building would be located at the front property line in keeping with the majority of buildings in the neighborhood. The proposed building would feature two-stories-over-a-garage with a large five-window curved bay at the second and third floors. The fourth floor would be set back 20 feet from the front façade of the building, minimizing its visibility. Therefore, the overall massing of the new building is in keeping with the character of the neighborhood.[9]

While the two properties to the south of the subject building are small cottages constructed between 1900 and 1910, the majority of the properties on the block and across the street were constructed between 1920 and 1940, which is the period of significance for the potential historic district. The design for the proposed structure would be in keeping with the styles of the building from this period without creating a false sense of history.[10] For the reasons described above, the proposed project would not have a significant adverse impact on off-site historical resources. Therefore, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Because the existing building is not considered an historical resource under CEQA, its demolition and replacement would not result in a significant impact on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 3 and Class 1.

The proposed project would involve the construction of an approximately 4,850-square-foot, four-story-over-garage residential building with two residential units and two off-street parking spaces. Each unit would be a three-bedroom dwelling. The new building would be approximately 38½ feet high, which would be permitted within the 40-X height and bulk district. The project site is located within an RH-2 zoning district where a two-unit residential building is principally permitted. *Planning Code* Section 151 requires one off-street parking space for each residential unit. The proposed project would provide two off-street parking spaces, and, therefore, would comply with the *Planning Code*.

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[6] Ibid.

[7] A copy of the report, *Supplemental Report on 536 40th Avenue*, May 2007, by William Kostura is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of case file number 2007.0179E.

[8] Sullivan-Lenane, November 13, 2007.

[9] Ibid.

[10] Ibid.

Planning Code Section 134 requires that the rear yard within an RH-2 district be at least 45 percent of the total lot depth. However, Section 134(c) provides for a reduction in this requirement based upon an average of the depths of the rear building walls of the two adjacent buildings. Using averaging, the proposed project would provide a rear yard of 45 feet and nine inches and would comply with the *Planning Code.*

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The project site has 25 feet of street frontage, and the proposal would include the planting of one new 15-gallon size street tree, to be located within the public right-of-way, which would satisfy this requirement.

CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or multi-family dwelling. In an urbanized area, this exemption may apply to up to six residential units. The proposed project would construct one two-unit residential building. Therefore, the proposed project would be exempt from environmental review under Class 3.

The proposed project would also include demolition of the existing 960-square-foot, one-story-over-basement, single-family dwelling. Conditional Use authorization is required for residential demolition, and the project sponsor has applied for this authorization. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure. The proposed project would result in the demolition of one single-family residential structure, and would therefore be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing building is not an historic resource, and as described above, its demolition and replacement would not have an adverse impact on any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects, and would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 536 40th Avenue
Block: 1505 Lot: 027
Case No.: 2007.0179E
Date of Review: **11/13/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant		**Owner**	
Name:	William Kostura	Name:	Ella Buclousky
Company:		Company:	
Address:	P.O. Box 60211 Palo Alto, CA 94306	Address:	6254 Geary Blvd. San Francisco, CA 94121
Phone:		Phone:	415-7606-4417
Fax:		Fax:	
Email:		Email:	

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing one-story-over-basement single-family residence; and
- The construction of a new four-story multi-family residence.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

536 40th Avenue is located on the east side of the street between Anza and Geary Boulevards in the northwest portion of the Outer Richmond neighborhood in San Francisco. The property is a block from Lincoln Park and is surrounded by residential land uses with commercial uses on Geary Blvd. It is within an RH-2 District (House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale homes and apartment buildings, with many one-and-a-half story detached houses interspersed between them, with a variety of construction dates ranging from 1910 to 2000. Building heights in the neighborhood are predominately one-to-two stories above a ground (garage) floor. There are a few three story flat and apartment buildings, mainly located at the corners of Anza and Geary Blvd. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Shingle/Craftsman, Marina, Spanish Colonial Revival, Mediterranean Revival, and Contemporary.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes:

536 40th Avenue is a detached one-story-over basement single-family cottage, constructed in 1909 by builder B.M. Marlow. The house is located at the rear of the lot, with a large front yard and driveway. The main body of the building is square in shape, with a small projecting wing at the front left portion of the house and a simple hipped roof. On the projecting portion of the front façade there is a large tripartite window opening at the first floor above a wide garage door at the ground floor. The entrance to the house is accessed by a 1950's style metal and concrete "L" shaped stair, with a contemporary wood entrance door. There are pairs of one-over-one double-hung wood windows on the house, and the entire house is clad in V-groove wood siding with simple corner boards and window trim.

536 40th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Persons), or 3 (Architecture).

Criteria 1 (Events):

536 40th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 – events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While 536 40th Avenue is an early structure on the block (#1505) and in this portion of the Outer Richmond neighborhood, records do not indicate that this property was related to any rural activities that are typically associated with older properties in this area. In 1899-1900 Lincoln Park was the City Cemetery and it appears that some of the cluster of development on this block may have been related to that use. 536 40th Avenue was constructed as a single-family home and is not associated with any events that have made a significant contribution to the broad patterns of local or state history, and thus is ineligible for the California Register as an individual landmark under Criteria 1.

Criteria 2 (Persons):

Charles O. Olson, a native of Sweden, was listed as the original owner of 536 40th Avenue, and the property remained in the family until the late 1920's, when it was sold to Nels E. Smith, a janitor. Later owner-residents include Bernard Hanretty, the owner of the Bayview Hardware Store (1932-1937); Frank Haylor, who was a clerk and a cook at the nearby Vetrans' Hospital (1940-1946); Joseph Sullivan, a conductor for the Municipal Railway (1946-1951); and Arne Carlsen, a silversmith for Shreve Jewelers (1951-1959). Research has not revealed information indicating that any of these owners or any tenants of 536 40th Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 536 40th Avenue does not meet Criteria 2.

Criteria 3 (Architecture):

The house was constructed in 1909, but today there no clear evidence of the original style of the building. It may have been a simple Craftsman cottage, but few features of this style remain. The house was altered in the 1950's, when the front projecting bay, garage, and new entrance was added. Because the appearance of the house largely dates to the 1950's, it does not contain any of the architectural features from the period of significance (c. 1909). Further, the alterations to 440 35th Avenue have not gained significance and do not in themselves cause the building to meet Criteria 3.

Based on the documentation presented, this portion of the Outer Richmond neighborhood does appear to qualify as a potential California Register Historic District. The immediate neighborhood contains a high concentration of buildings that were constructed in the later portion of the second decade to 1940's, and consist of Marina, Spanish Revival and Mediterranean style houses. This possible period of significance is later than that of 536 40th Avenue. Further, records show that there are several individual buildings that could qualify as landmarks, as detailed in *The Supplemental Report on 536 40th Avenue*, May 2007, by William Kostura. However, 536 40th Avenue does not qualify as an individual recourse or as a contributor to a possible historic district in this portion of the Outer Richmond neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☐ Retains	☒ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☐ Retains	☒ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

536 40th Avenue retains a moderate degree of integrity, having undergone major alterations during its lifetime. Records show that the building was altered in 1959, when the front addition, garage, and entrance were added/altered. Additional changes may have occurred at this time. The original architectural appearance of the house dates from this period, not 1909, thus the integrity of design, materials, and workmanship have been lost. However, 536 40th Avenue still retains its integrity of location, setting, feeling and association, as a small cottage constructed in the Outer Richmond in the early portion of the twentieth century.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 536 40th Avenue is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 536 40th Avenue is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

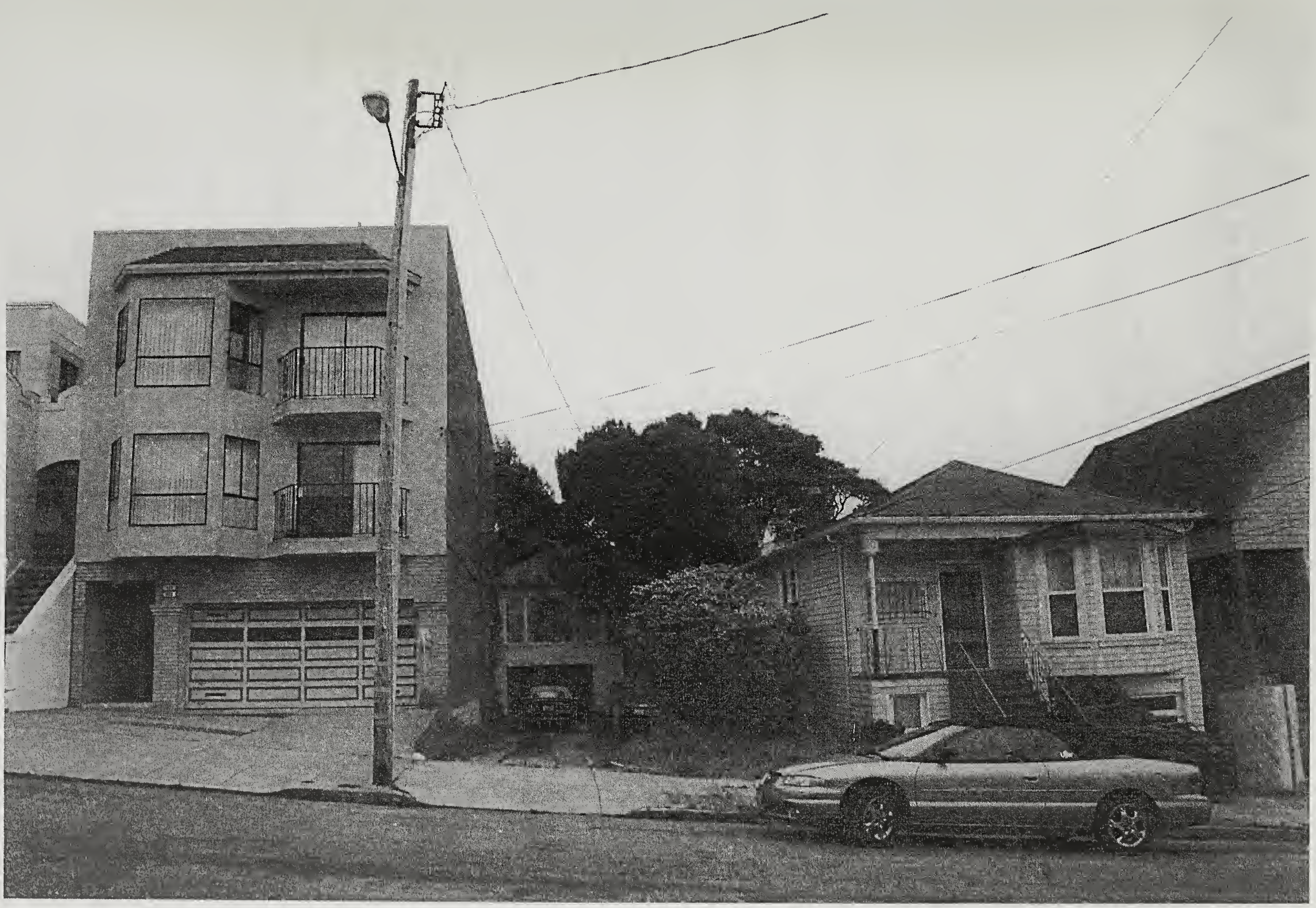
The proposed project at 536 40th Avenue will not have an adverse effect on off-site historical resources. The new residential building will be located at the front property line, in keeping with the majority of properties in the neighborhood. The overall massing is in keeping with the neighborhood character – the proposed building will feature two-stories-over-a-garage, with a large five-window curved bay at the second and third floors. There will be a fourth story that is set back 20 feet from the front façade of the building, minimizing it's visibility. The main entrance will be recessed, and the building will feature a smooth stucco finish.

While the two properties located to the south of 536 40th Avenue are small cottage structures constructed between 1900 – 1910, the majority of the properties on the block and the block across the street were constructed between 1920 – 1940, which is the period of significance for the potential historic district in the neighborhood. The proposed building for 536 40th Avenue is in keeping with the styles of building from this period yet does not create a false sense of history. The overall massing and detailing of the proposed building will not have an adverse effect on the potential historic district in the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature ____________________ Date: 11-14-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



536 40th Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	November 20, 2007
Case No.:	**2005.1030E**
Project Title:	**576 Shotwell Street**
Zoning:	RM-1 (Residential, Mixed: Low Density) 50-X Height and Bulk District
Block/Lot:	3394/041
Lot Size:	3,675 square feet
Project Sponsor	Brian Kenny, Owner (415) 425-1673
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

SF
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#59
11/21/07

PROJECT DESCRIPTION:

The proposed project would rehabilitate existing, vacant, 1,593 square-foot (s-f), single-story, single-family residence, move the building forward on the lot by approximately six feet, remove the existing rear porch structure and construct a new, approximately 4,032-square-foot three-story (including a garage), two-unit addition. The project site is located mid-block on the west side of Shotwell Street, between 19th and 20th Streets in the Mission District. The enlarged building would result in three residential units and three off-street underground parking spaces. Constructed in 1876, the existing building is presumed to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The project would require a variance from *San Francisco Planning Code* Section 134 for the rear yard.

EXEMPT STATUS:

Categorical Exemption Class 3 [State CEQA Guidelines Sections 15303(b)]

REMARKS:

(See next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

November 21, 2007

Bill Wycko
Acting Environmental Review Officer

Date

cc:
Mat Snyder
Brain Kenny
Historic Resources Mailing List
V. Byrd/M.D.F.
Exemption/Exclusion

DOCUMENTS DEPT.

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historic resource as defined by the California Environmental Quality Act (CEQA) [See attached Historic Resource Evaluation Response (HRER)].[1] According to the HRER, the structure is considered to be a rare example of an old flat front building in the Italianate style in the Mission District. The building retains its historic integrity in terms of location, design, setting, feeling, and association as it is recognizable one from its general period of construction. However, most of the materials of the original façade are missing. Nevertheless, the integrity of the subject property has been sufficiently retained for it to be considered an historic resource.

Having determined that the existing structure is an historic resource, the preservation staff then found that, as designed, the proposed project meets the Secretary of the Interior's Standards for Treatment of Historic Resources as the historic integrity would be maintained by a sufficient front setback and an articulated "break" which would make the original structure appear independent from the addition to the rear. The HRER has recommended that the side setback of the original building be retained to ensure the integrity of the siting on the lot.[2] The proposed project would therefore not have a significant effect on historic resources as defined by CEQA and it may be found to be exempt from environmental review if other criteria are satisfied.

The proposed project would involve the rehabilitation of a single residential structure and construction of a three-story two-unit residential addition for a total of three units, with three parking spaces. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed project is exempt from environmental review under Class 3.

The project site is located in the Eastern Neighborhoods Community Planning area. As part of the Eastern Neighborhood Community Plan and Eastern Neighborhoods Environmental Impact Report (EIR), the City is studying its industrially zoned areas, in order to determine, in part, how much existing industrially-zoned land should be retained, in what locations, and the appropriate zoning changes to achieve this goal.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, a proposed residential project in a C-M (Heavy Commercial) zoning district, the Board of Supervisors found that, in the absence of the pending analysis of cumulative land use impacts in the forthcoming Eastern Neighborhoods area EIR, additional analysis would be required for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of industrially-zoned land, PDR jobs and businesses; 2) the potential of the proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. In a March 31, 2006 memorandum to the

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[1] Memorandum from Mat Synder, Preservation Planner, San Francisco Planning Department, to Tim Blomgren, Major Environmental Assessment, June 27, 2007.

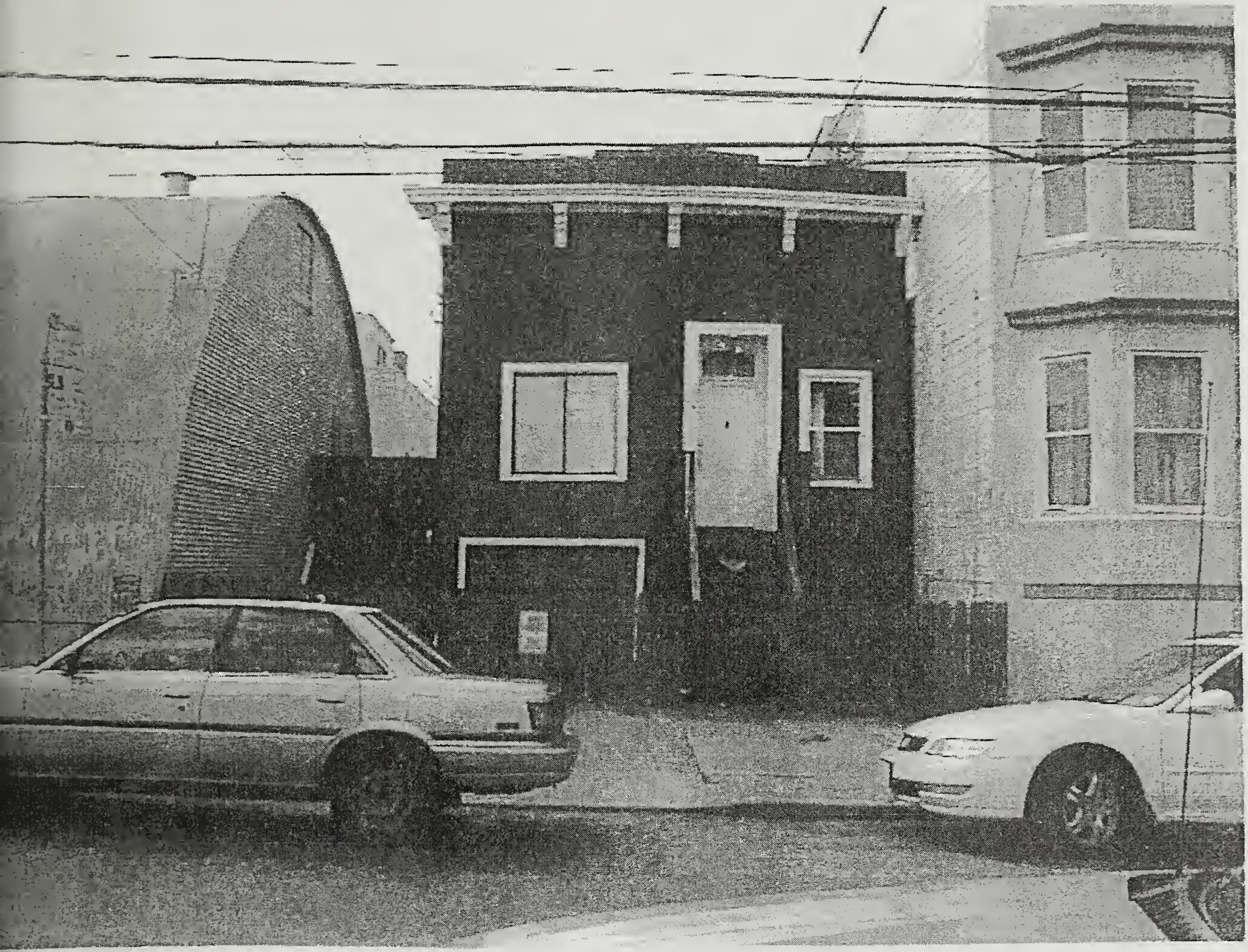
[2] *Ibid*

Planning Commission, the Environmental Review Officer indicated that these three criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts. The Memorandum to the Planning Commission concludes that proposed projects within the Eastern Neighborhoods planning area that clearly would not: 1) displace existing PDR uses; 2) reduce or eliminate future PDR land supply or building space; 3) create or contribute to land use conflicts; or 4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the General Plan.

The proposed project is located in a Residential, Mixed Low Density (RM-1) zoning district, a district that does not permit industrial and PDR land uses; would not displace any existing PDR use or contribute to the future loss of industrially-zoned land and/or PDR jobs or businesses because the existing land use is residential; and would be consistent with existing development in this residential neighborhood. With regard to housing needs, the site currently contains one single-family residence, thus its expansion to include two additional residential units would not contribute to any cumulative adverse effect on the city's efforts to meet its housing needs.

The Planning Department has preliminarily concluded that projects within the study area that are on Residential or Neighborhood Commercial zoned lots, without any direct displacement of existing PDR use, would not contribute to the future loss of PDR jobs and businesses. If the development projects proposed on such lots also appear to be consistent with surrounding land uses, and adhere to existing Planning Code and General Plan policy with respect to housing, such projects would not be required to prepare EIRs findings.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.



576 Shotwell Street
Case Number 2005.1030E

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Bloomgren
Project Address: **576 Shotwell Street**
Block: 3594 Lot: 041
Case No.: 2005.1027E
Date of Review: June 27, 2007

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name:
Company:
Address:
Phone:
Fax:
Email:

Owner
Name: Brain Kenny
Company:
Address: 236 W. Protal Avenue, Suite 843
Phone: 415-425-1673
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to retain and rehabilitate the existing structure, move the building forward on the lot by approximately six-feet, remove the rear porch structure, and build a two-unit addition at the rear, as shown in plans dated June 26, 2007.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any historic or architectural surveys or ratings.

Historic District / Neighborhood Context
The subject block is extremely mixed in terms of architectural styles and levels of historic and architectural integrity. About four of the blockface's fourteen structures were constructed prior to 1900, as the subject building was. Styles of the building's range from simple Queen Anne, flat front Italianate, Edwardian and Marina style. Most of the buildings have some level of compromised integrity. In looking at the surrounding blocks, there is not an immediately obvious connection of the subject building to surrounding blocks that would suggest the subject building could be part of a non-contiguous historic district. While some of the surrounding blockfaces have high degrees of integrity, their buildings are generally larger and more formal in style than the subject building.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Katama Development Inc. compiled information about the building's history including the lineage of ownership. Katama then conducted a search of the property's owners and the address itself with those resources included in the Department's document "How to Document a Building's History" (See Katama's report for exact resources used.) The search found no information that would lead one to suggest that the building is significant under Criterion 1 or 2, "Events" or "Persons" respectively. The building appears to be a typical example of a flat front Italianate workers cottage with no exceptional qualities; its architect is unknown. However, with a construction date of 1876, the structure is particularly old, and a relatively rare example of a flat front Italianate in this part of the City. For this reason, staff believes the structure is significant under Criteria A, "Events", as an example of the original settlement pattern for this part of the Mission, as well as under Criteria C, "Architecture" as an example of the flat front Italianate cottage type.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: While the original details and most of the original façade materials are missing, the cottage has retained its general shape and size. Overall, the building is recognizable as a building of its type from its construction period. Because of this, staff believes that its integrity as been sufficiently retained for it to be considered a historic resource under CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The project has been changed so that the existing cottage will be retained and rehabilitated for use as a dwelling unit. While the building will be moved forward by approximately six-feet, staff believes that a sufficient front setback will be maintained for it to retain its integrity. The addition at the rear will be separated by an articulated break from the original building to enable the original structure to read as being independent of its addition.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

It general size and shape will need to be retained. A portion of both the front and side setbacks should also be retained to maintain the integrity of its siting on the lot.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 8-9-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date: November 21, 2007
Case No.: **2007.0024E, 2007.0025E, and 2007.0026E**
Project Title: **1074 Guerrero Street/155 Ames Street**
Zoning: RM-1 (Residential Mixed Use)
40-X Height and Bulk District
Block/Lot: Block 3632/Lots 038, 039, and 040
Lot Size: 12,253 square feet
Project Sponsor Bruce Baumann, Representative
(415) 551-7884
Staff Contact: Brett Bollinger – (415) 575-9024
Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The existing site is a vacant parcel currently used as the "Palm Broker Nursery." Located at 1074 Guerrero Street and 155 Ames Street (through-lots) on Lots 38, 39, and 40 (formerly Lots 9 and 10) of Assessor's Block 3632, the proposed project would include construction of two buildings on each lot for a total of six buildings. Three buildings would face Guerrero Street with two units over two parking spaces in each, and three buildings would face Ames Street with one unit over one parking space in each. The project proposes a total of nine units on the three consecutive lots. The buildings facing Guerrero Street would be four stories at 40-feet in height. The three buildings on Ames Street would be three stories at 33-feet in height. The nine residential units would total approximately 19,358 square-feet in area. Parking spaces for the residential uses would be accessed from both Guerrero and Ames Streets. The 12,253-square-foot site is located within the RM-1 (Residential Mixed Use) zoning district and within a 40-X height and bulk district. The proposed project requires rear yard variances for each lot to build structures in the required rear yard.

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EXEMPT STATUS:

X Categorical Exemption; Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

November 21, 2007
Date

BILL WYCKO
Acting Environmental Review Officer

cc: Bruce Baumann, Project Contact
Julian Banales, SE Quadrant
Supervisor Bevan Dufty
Bulletin Board

M.D.F.
Exemption / Exclusion File
Historical Preservation List

DOCUMENTS DEPT.
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REMARKS:

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project would be consistent with the San Francisco *General Plan* and with zoning designations. The site is located within a RM-1 (Residential, Mixed, Low Density) zoning district where the proposed density of development and uses would be permitted. The RM-1 zoning district permits one dwelling unit for every 800 square-feet of lot area. Each 2,820 square-foot project site would be permitted up to three residential units, for a total of nine residential units. The proposed project would construct two new buildings on each of the three lots, containing three residential units, resulting in a total of nine new residential units. The three buildings fronting Guerrero Street would each contain two residential units and the three buildings fronting Ames Street at the rear of the property would each contain one residential unit. Usable open space for dwelling units in an RM-1 zoning district under San Francisco Planning Code (Planning Code) Section 135 requires 100 square-feet of open space per unit if private, or for common usable open space a ratio of 1.33 for each square foot of private usable open space required. The proposed project would provide approximately 700 square-feet of common open space in the center of each lot between the front building (Guerrero Street) and rear building (Ames Street), for a total of 2,100 square-feet of common opens space. Pursuant to *Planning Code* Section 151, the project would be required to provide nine off-street parking spaces, one space for each residential unit. The proposed project would include a total of nine off-street parking spaces, two spaces for each two-unit building and one space for each one-unit building. Therefore, the proposed project would be in conformance with *Planning Code,* Section 151 and would be consistent with all applicable zoning plans and policies.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The 0.28-acre project site is located within a fully developed area of San Francisco. As noted above, the surrounding uses consist of residential, commercial and mixed-use buildings, all within the RM-1 zoning district vicinity. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area, is completely covered by paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002),* the proposed project is estimated to generate approximately 90 daily person-trips. Of these, about 16 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including 35 vehicle trips, 38 transit trips, eight walking person-trips, and nine trips by "other means". Based on the mode split and average automobile occupancy of 1.13 persons per vehicle[1] for the proposed area, there would be about 31 daily vehicular trips of which five would be during the PM peak-hour. The project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Parking: Pursuant to *Planning Code* Section 151, the project would be required to provide approximately nine off-street parking spaces, one space for each residential unit. The project proposes to construct a total of nine parking spaces and would therefore be in conformance with *Planning Code* Section 151. The parking demand associated with the proposed project was estimated using the *2002 Guidelines*. Using this approach, the proposed residential use would create a parking demand of 14 spaces. Therefore, the proposed project would be about five spaces short of the estimated parking demand. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

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[1] 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The project proposes to construct 9 new residential units, which would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

(e) *The site can be adequately served by all required utilities and public services.*

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Eastern Neighborhoods

The City of San Francisco Planning Department is currently evaluating the potential rezoning options of land within the four neighborhoods collectively known as the "Eastern Neighborhoods" (Mission, Showplace Square/Potrero Hill, Eastern South of Market Area (SOMA), and Central Waterfront). The proposed project site is located on the west side of Guerrero Street, on the opposite side of the street from the western boundary of the Mission rezoning project area. Therefore, the subject property is located outside the Mission district Eastern Neighborhoods rezoning boundaries and is not subject to the ongoing rezoning process of the Mission neighborhood.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on November 13, 2006 to owners within 300-foot radius of the project site. Two members of the public requested a copy of the final environmental determination for the proposed project when issued. No other members of the public have expressed concerns related to the proposed project.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	November 15, 2007
Case No.:	**2007.0866E**
Project Title:	**783 Lakeview Avenue**
Zoning:	RH-1, (Residential, House Districts, One-Family) 40-X Height and Bulk District
Block/Lot:	7054/043
Lot Size:	Approximately 2,500 square feet
Project Sponsor	James Li, Authorized Agent for Owner Jun Sheng Lin (650) 343-9988
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

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The project site is located at 783 Lakeview Avenue on an approximately 2,500-square-foot lot. The proposed project would remove the detached garage at the front of the property and construct a three-story, approximately 2,520 square-foot addition. The existing residential structure is a one-story, approximately 760 square-foot dwelling unit at the rear of the property. The proposed new addition would add 16′6″ feet to the height of the existing 15-foot structure for a maximum height of 31′6″ feet and 3,280 gross square footage. The proposed addition would replace the off-street parking space lost in the removal of the detached garage.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(e)(2) and 15301(l)(4)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

November 21, 2007
Date

cc:
James Li, Project Sponsor
M. Smith & A. Contreras, Planning Department
Delvin Washington, SW Quadrant, Planning Department
Gerardo Sandoval, District 11, Board of Supervisors
V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, and lacks integrity caused by many alterations it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be an historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).[1]

The subject building is a single-story, single-family, wood frame residence with a detached garage. The building was constructed circa 1906. Preservation Bulletin No. 18 places the construction date of the building within the Victorian period. However, the building possesses none of the architectural features that define Victorian architecture. While the building retains its basic form it has undergone many alterations that have undermined its integrity. The building was moved into perpendicular alignment with Lakeview Avenue sometime before 1950 which impacts its original location. Other alterations include the addition of vinyl siding to the front and side elevations, the replacement of the original wood windows with aluminum windows, the relocation of the main entrance from the building's west elevation to its current location on the building's north elevation, the removal of the original roof eaves when the building was re-roofed in 1943, and the construction of an addition at the west elevation. These alterations contribute to the building's lack of design, materials, workmanship, and feeling. The building also lacks setting and association because it has no visual connection to the mid-century buildings that surround it. The architect or builder of the dwelling is unknown.[2]

The project site is located on the south side of Lakeview Avenue, between Capitol and Orizaba Avenues, in the Oceanview neighborhood, located in the southwest portion of San Francisco. The surrounding buildings are primarily one-story-over-garage. The buildings on the subject block are primarily clad in stucco and reflect mid-century construction. There are a few buildings clad in wood siding that reflect early twentieth century construction. All of the buildings are single-family dwellings. It does not appear that the subject block is a historic district because it has mixed architectural character.[3]

As a result, the subject property does not appear to be an historical resource for the purposes of CEQA. The proposed project would not result in a significant impact to a historical resource; however, any construction on the site must comply with the current Planning Code and the Residential Design Guidelines. For the reasons stated above, the structures at 783 Lakeview Avenue are not historic resources for the purposes of CEQA. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. CEQA State Guidelines Section 15301(l)(4) provides an exemption from environmental review for the demolition and removal of an accessory structure, including garages, carports, patios, swimming pools, and fences. The proposed project would result in the removal of one detached garage and would therefore be exempt from environmental review under Class 1.

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[1] Memorandum from Michael E. Smith , Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 783 Lakeview Avenue, August 16, 2007.

[2] Ibid.

[3] Ibid.

The proposed construction would include a residential three-story, 2,520-square-foot addition and one off-street parking space. CEQA State Guidelines Section 15301(e)(2) provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square-feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Therefore, the proposed construction of a new 2,520-square-foot addition in this urbanized area is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 783 Lakeview Avenue
Block: 7054 Lot: 043
Case No.: 2007.0866E
Date of Review: August 16, 2007

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant
Name: Anny Su
Company: Carey & Co..
460 Bush Street
San Francisco, CA 94108
Phone: (415) 773.0773
Fax:
Email:

Owner
Name: Jun Sheng Lin
Company: N/A
Address: 35 Saint Charles Avenue
San Francisco, CA 94132
Phone: (650) 710.8133
Fax: N/A
Email: N/A

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to remove the detached garage and construct a three-story addition at the front of the front of the existing building. The addition would add approximately 2,520 gross square-feet and 16.5-feet of height to the existing building

Pre-Existing Historic Rating / Survey

There are two structures located on the property at 783 Lakeview Avenue. There is a modest one-story dwelling located towards the rear of the lot and a detached garage with a gabled roof located towards the front of the lot. The dwelling is obscured from view by a wood fence that extends along the front property line. Original building permits and plans for the dwelling could not be located by the San Francisco Department of Building Inspection and water tap records for the property do not exist. The Office of the Assessor-Recorder lists a construction date of 1906, but the building does not appear on Sanborn Maps until 1915. The property is not listed on either the California or National Registers or any local historic surveys, and it is not located within a previously designated historic district. Because the building was constructed before 1913 it is a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the south side of Lakeview Avenue, between Capitol and Orizaba Avenues, in the Oceanview neighborhood, located in the southwest portion of San Francisco. The subject property is within a RH-1 zoning district and a 40-X height-bulk district. The surrounding buildings are primarily one-story-over-garage. The buildings on the subject block are primarily clad in stucco and reflect mid-century construction. There are a few buildings clad in wood siding that reflect early twentieth century construction. All of the buildings are single-family dwellings. It does not appear that the subject block is a historic district because it has mixed architectural character and the buildings lack architectural integrity.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City directories and sales ledgers indicate that the property has had eight different owners and ten different occupants. The owners and occupants of the property were mostly working class and none of them is important in our local, regional, or national past.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a single-story, single-family, wood frame residence with a detached garage. The building was constructed circa 1906. The construction date places the building with the Victorian period according to Preservation Bulletin No. 18. However, the building possesses none of the architectural features that define Victorian architecture. While the building retains its basic form it has undergone many alterations that have undermined its integrity. The architect or builder of the dwelling is unknown.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
Though the building retains its simple rectangular form, it has undergone many alterations that impact its integrity. The building was moved into perpendicular alignment with Lakeview Avenue sometime before 1950 which impacts its original location. Other alterations include the addition of vinyl siding to the front and side elevations, the replacement of the original wood windows with aluminum windows, the relocation of the main entrance from the building's west elevation to its current location on the building's north elevation, the removal of the original roof eaves when the building was re-roofed in 1943, and the construction of an addition at the west elevation. These alterations contribute to the building's lack of design, materials, workmanship, and feeling. The building also lacks setting and association because it has no visual connection to the mid-century buildings that surround it.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project would not result in a significant impact to a historical resource; however, any construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: There are two other buildings on the subject block that date from the early twentieth century (pre-1910) and they are not located adjacent to the subject property. None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the development of this property. As noted above, the proposed project would not result in a significant impact to a historical resource.

PRESERVATION COORDINATOR REVIEW

Signature _______________ Date: 11-01-07
Mark Luellen, Preservation Coordinator

Cc
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Andrea Contreras / MEA Planner

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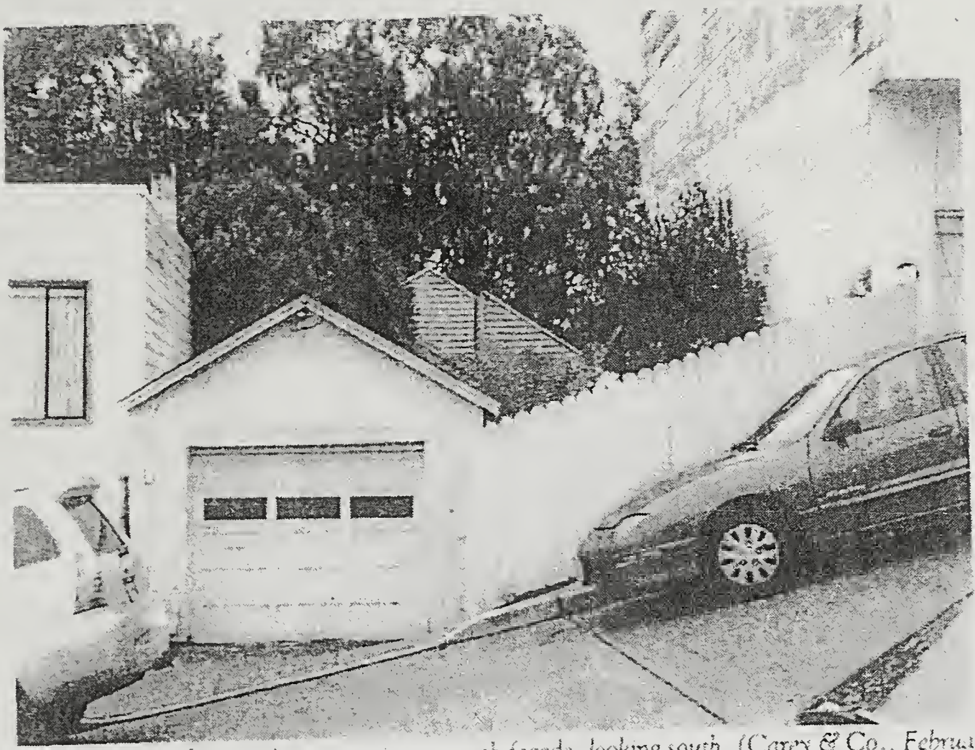

Fig. 1 Property from Lakeview Avenue, primary south façade, looking south. (Carey & Co., February 2007)

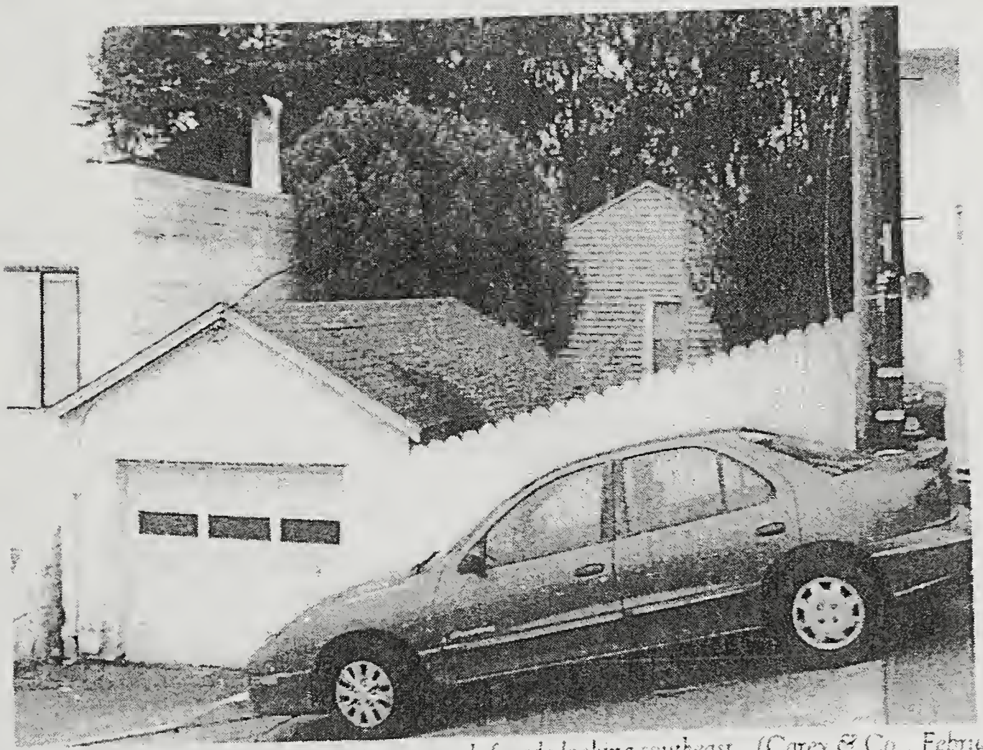

Fig. 2 Property from Lakeview Avenue, primary south facade looking southeast. (Carey & Co., February2007)

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	November 26, 2007
Case No.:	**2007.0462E**
Project Title:	**1248-1250 Leavenworth Street**
Zoning:	RM-3, 65-A
Block/Lot:	0220/027
Lot Size:	3,000 square feet
Project Sponsor	John Hood - (415) 385-2303
Staff Contact:	Don Lewis – (415) 575-9095 don.lewis@sfgov.org

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PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 32-foot tall, two-story-over-garage, two-unit, residential building, and construction of a 42-foot tall, four-story-over-garage, four-unit, residential building. The existing two-unit building is approximately 1,800 square feet in size, while the proposed new four-unit building (two-bedrooms in each unit) would be approximately 9,522 square feet in size. The new garage would include a car-stacking system that would provide parking for up to four cars. Both the pedestrian and garage parking entrances would be accessed from Leavenworth.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l)(2) and 15303(b)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

November 27, 2007
Date

cc: John Hood, Project Contact
David Lindsay, NW Quadrant
Supervisor Aaron Peskin
Historic Preservation List

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PROJECT DESCRIPTION (continued):

The approximately 3,000-square-foot project site is located at 1248-1250 Leavenworth Street (Assessor's Block 0220/Lot 027), bounded by Clay Street to the north, Jones Street to the east, Sacramento Street to the south, and Leavenworth Street to the west in the Nob Hill neighborhood. The existing building on the project site was constructed in 1921. The project site is located within an RM-3 (Residential, Mixed) zoning district and within a 65-A height and bulk district.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HRER), the 1248-1250 Leavenworth building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[1]

The existing building was constructed in 1921 as a flat roof, wood-frame structure with stucco exterior. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. The massing and volume of the building remain, as do certain architectural features. However, the window openings of the building have been significantly altered and minor alterations have also occurred. Thus, the integrity of the building has been compromised to a level that it no longer conveys its significance. Though the immediate surroundings contain a cohesive assemblage of post-earthquake Edwardian style residential structures, the subject structure would not be a contributor to a potential historic district. Therefore, the 1248-1250 Leavenworth Street building does not appear eligible for listing in the California Register as an individual resource or as a contributor to a potential historic district.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3 and Class 1. In addition, the project was found to comply with Section 295 of the San Francisco Planning Code.

Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.[2]

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[1] Memorandum from Dan DiBartolo, Preservation Technical Specialist, to Jeremy Battis, Planner, Major Environmental Analysis, July 2, 2007.

[2] Aaron Hollister, "Case No. 2007.0462K Shadow Analysis," to John Hood, Project Sponsor, 1248 Leavenworth Street Project, November 6, 2007.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed building would entail the construction of a 9,522-square foot, four-story, residential structure with four dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3.

The proposed project would also involve the demolition of an existing 1,800-square-foot, two-story, two-unit residential structure. CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption for demolition of duplexes and similar multifamily residential structures where not more than six dwellings units in an urbanized area will be demolished. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review

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November 6, 2007

John Hood
Hood Thomas Architects
440 Spear Street
San Francisco, CA 94105

RE: **Case No. 2007.0462K – Shadow Analysis**
1248 Leavenworth Street
0220 / 027

Dear Mr. Hood:

The Department has reviewed the proposed project for compliance with Section 295 of the San Francisco Planning Code, which restricts structures over 40 feet in height from casting a new shadow on properties under the jurisdiction of the Recreation and Parks Department.

A shadow fan was developed based on the drawings submitted with the application to determine the shadow impact of the proposed project. The shadow fan indicates that the proposed project will not cast a new shadow on any properties protected by Section 295.

The Planning Department hereby concludes that the proposed project complies with the provisions of Section 295.

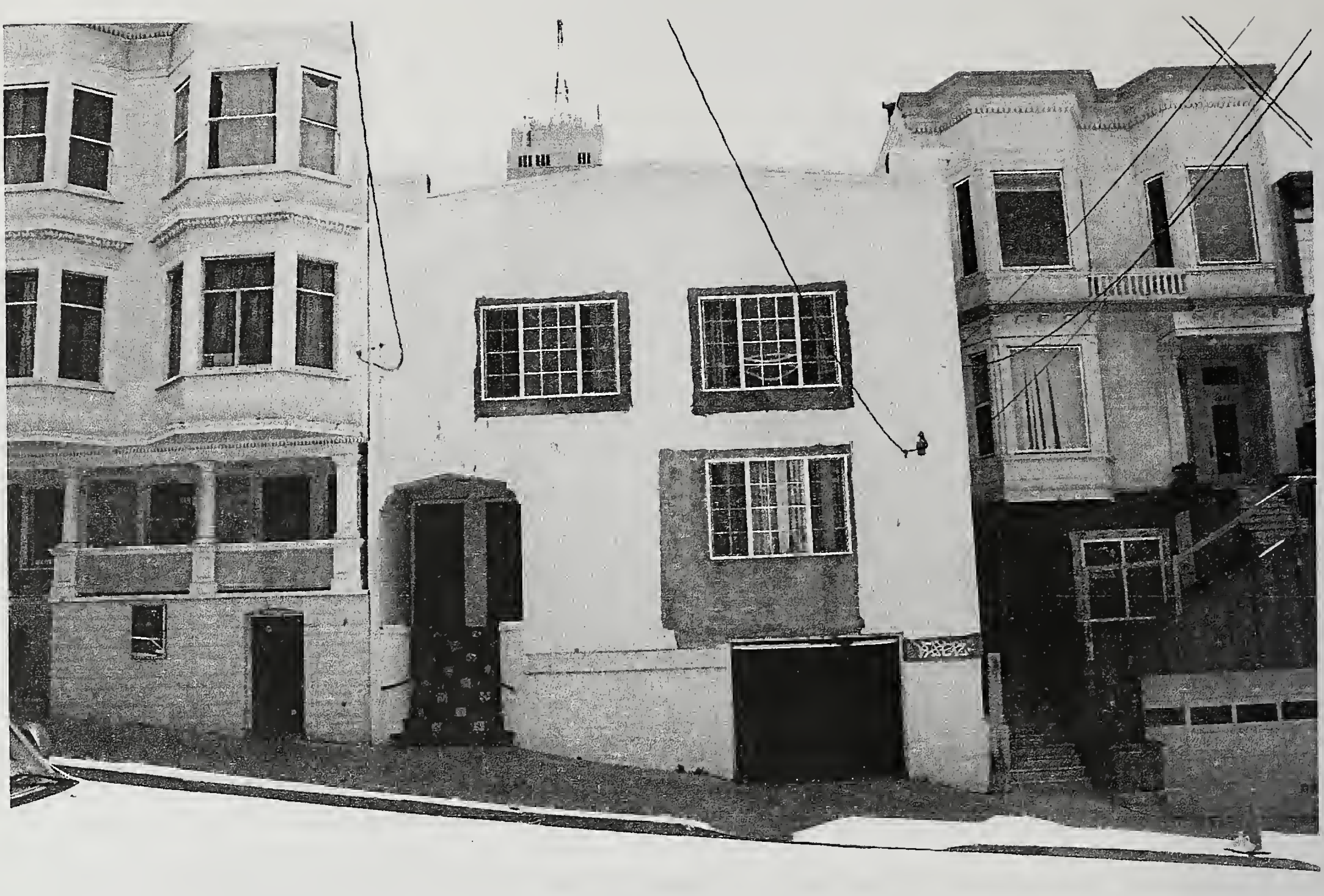
If you have substantial reason to believe that there was an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Appeals within fifteen (15) days of the date of this letter. For more information regarding the appeal process, please contact the Board of Appeals at 1660 Mission Street, Room 3036, San Francisco, CA 94103 or call (415) 575-6880.

If you have any questions, please contact me at (415) 575-9078 or aaron.hollister@sfgov.org.

Sincerely,

Aaron Hollister
For Lawrence B. Badiner
Zoning Administrator

cc: Ewen Utting
Don Lewis



↑

SUBJECT PROPERTY
1248-50 LEAVENWORTH ST.

PLANNING DEPARTMENT

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MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1248 Leavenworth Street
Block: 0020 Lot: 027
Case No.: 2007.0462E
Date of Review: July 2, 2007

Planning Department Reviewer:
Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant
Name: Jim Crain
Company: Architect
Address: 440 Spear Street
Phone: 415 543 5005
Fax: n/a
Email: n/a

Owner
Name: Ewen Utting
Address: 1730 Sanchez Street
Phone: 415 543-5005
Fax: n/a
Email: n/a

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal would demolish the existing two-story vernacular wood-frame residential structure built in 1921 and then construct a new four-story building that would contain four residential units.

Pre-Existing Historic Rating / Survey
The subject is a building that is greater 50 years old and is considered as a Category B structure. According to Department records the building was constructed circa 1921.

Historic District / Neighborhood Context
Buildings at the subject block on both sides of the street are primarily residential in use. Most of the structures on the block were built from 1907 through 1910 in the period immediately following the San Francisco Earthquake and Fire. The predominant architectural style of the block is Edwardian with a remaining mix of other vernacular architectural types. The adjacent structure to the west is an Edwardian style residential structure built in 1908 and the adjacent structure to the east is an Edwardian style residential structure built in 1907.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine

- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on information contained in the Historic Resource Evaluation Report, (HRER) the subject property is not an historical resource.

The subject property does not appear to be a contributor to any potential district. Though the immediate surroundings contain a cohesive assemblage of post-earthquake Edwardian style residential structures, the subject structure would not be a contributor to a potential historic district that would most likely be composed of structures of the above architectural type and age.

Specific design concerns with regards to the new project are issues that will be addressed by the Neighborhood Planning unit of the Planning Department under the Residential Design Guidelines, the policies of the General Plan, and the provisions of the Planning Code -- not the provisions of CEQA regarding historical resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The two-story over basement residential building is located on a 30' X 100' lot in its original place since construction in circa 1921. The structure is a flat roof, wood-frame construction with stucco exterior. The massing and volume of the building remain, as do certain architectural features such as the low slope gable roof parapet, arched and recessed entry, and rusticated stone base. The window openings of the building have been significantly altered, otherwise only minor alterations have occurred.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project would be reviewed by Planning Department staff so that it complies with the Residential Design Guidelines and so that the project would not have any substantial adverse impacts on a potential historical district or block face, given its scale and design, which would be reviewed for compatibility with general scale and architectural character of the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 7-12-07
Mark Luellen, Preservation Coordinator

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: November 30th, 2007
Case No.: **2007.0921E**
Project Title: **673-675 44th Avenue**
Zoning: RH-2, 40-X
Block/Lot: 1587/012
Lot Size: 6,000 square feet
Project Sponsor Ahmad Larizadeh - (415) 716-9099
Staff Contact: Don Lewis - (415) 575-9095
don.lewis@sfgov.org

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PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 23-foot-tall, two-story, two-unit, detached residence built in 1924; the subdivision of the existing 6,000-square-foot lot into two 3,000-square-foot lots; and the construction of two 40-foot-tall, three-story, two-unit buildings over a two-car garage on the ground floor. The existing two-unit building is approximately 2,200 square feet in size, while the two proposed buildings would be each approximately 5,000 square feet in size with two units. The existing two-car garage located at the rear of the lot would also be demolished. The project site is located on the western side of 44th between Anza and Balboa Streets in the Outer Richmond neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(l)(2)]
General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

December 3, 2007

BILL WYCKO
Acting Environmental Review Officer

Date

cc: Ahmad Larizadeh, Project Contact
David Lindsay, NW Quadrant
Supervisor Jake McGoldrick
Historic Preservation List

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. As described in the attached Historic Resource Evaluation (HRE), the 673-675 44th Avenue building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[1]

The existing residence was constructed in 1924 and most closely resembles a craftsman bungalow of modest quality. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made a significant contribution to broad patterns of history. The building retains some integrity in design, materials and workmanship, but lacks in richness in ornamentation and materials and does not represent an unusual or distinctive method of construction. In addition, the windows, which were most likely wood double hung or casement windows, have been replaced with aluminum slider windows which diminish the overall character of the building. Although most buildings in the neighborhood were constructed between 1914 and 1930, the construction dates for the buildings on the subject block are more varied and include buildings constructed before 1900 to buildings constructed within the last 20 years. It is doubtful that the 673-675 44th Avenue building ever had a strong association with the surrounding neighborhood given the existing development pattern and because the building appears to be an anomaly on the block since it has a pitched roof, it is located on a double-wide lot and was designed as a single-family detached home. Therefore, the project building does not appear eligible for listing in the California Register as an individual resource or as a contributor to a potential historic district.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. The proposed project would involve the demolition of an existing 2,200 square foot, two-story, two-family residence. CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption for demolition for a duplex or similar multifamily residential structure. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would subdivide the property into two separate lots, and a two-family residence would be constructed on each of the two newly created lots. These two residences would be three-stories in height, including the garage at the street grade and fronting 44th Avenue.

CEQA State Guidelines Section 15303 presently authorizes an exemption for the construction of up to six dwelling units within an urbanized area, provided that no more than one structure is proposed. Thus, under existing law, one six-unit building is exempt, but two two-unit buildings are not. Within the urban context of San Francisco, the potential environmental impacts of six units, whether they are provided in one structure or in six structures are essentially the same, and are by definition (i.e. by Section 15303) not significant.

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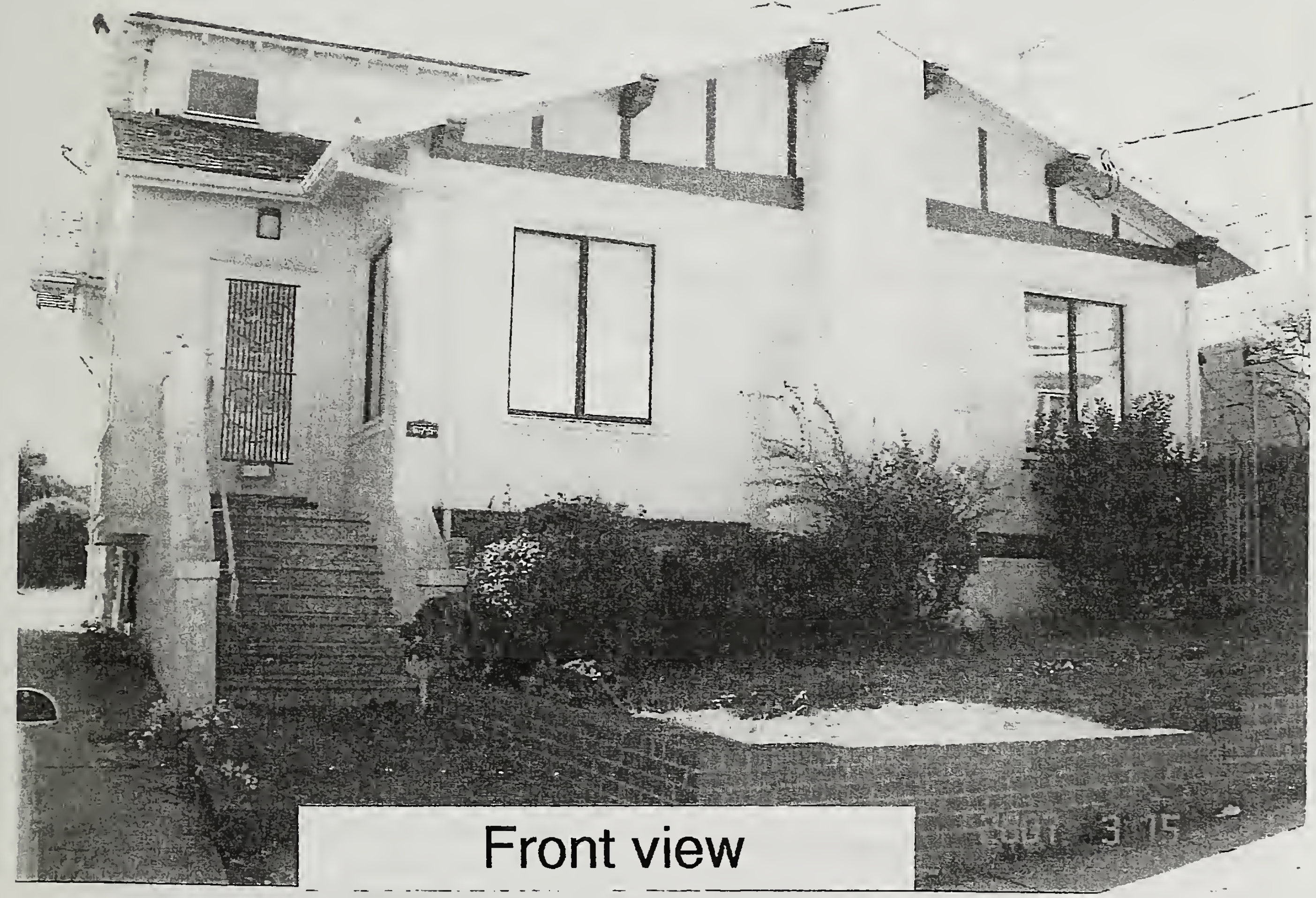
[1] Memorandum from Aaron D. Starr, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, October 25, 2007.

CEQA State Guidelines Section 15061(b)(3) allows for the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. There are no unusual circumstances surrounding the current proposed subdivision that would suggest a reasonable possibility of a significant effect. The project site is suitable for constructing the two proposed two-unit residences.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.



Front view

PLANNING DEPARTMENT
City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Don Lewis

Project Address: 673 – 44th Avenue
Block: 1587 Lot: 012
Case No.: 2007.0921E
Date of Review: **10/25/2007**

Planning Department Reviewer:
Aaron D. Starr
415-558-6362
aaron.starr@sfgov.org

Preparer / Consultant

Name:	Ahmad Larizadeh
Company:	
Address:	71 Blake Street San Francisco, CA 94118
Phone:	415-716-9099
Email:	BanaInc@aol.com

Owner

Name:	Randa & Suheil Shatara, & Targan Milana
Company:	
Address:	4735 Mission St., #C San Francisco, CA 94112
Phone:	415-725-2226 (Targan Milana)
Fax:	
Email:	

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- Demolish the existing 2,191 sq. ft., 2-story, 2-unit building.
- Subdivide the 5000 sq. ft. lot into two 2500 sq. ft. lots
- Construct 2, 5000 sq. ft., 2-unit buildings, one on each lot.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

The subject property is located in the Outer Richmond District on the west side of 44th Avenue between Balboa and Anza Streets in an RH-2 (Residential, House, 2-Family) Zoning District and 40-X Height and Bulk District. The immediate and surrounding neighborhood is primarily residential with RH-1 and RH-2 Zoning Districts. There is a small NC-1 District located around the corner from the subject site between 46th and 44th Avenue on Balboa Street.

The subject neighborhood is not considered to be a historic district or a potentially historic district. The neighborhood is a mix of one to three-story structures, most of which were built between 1914 and 1930. However, the construction dates for the buildings on the subject block are more varied and include buildings constructed before 1900 to buildings constructed within the last 20 years. The subject block face has a mixed visual character representing a variety of styles and eras.

However the buildings tend to be clad in stucco, have flat roofs and minimal ornamentation. The opposite facing block face is more uniform in character with primarily 2-story Marina style row houses divided into two bays or having one large central bay.

The subject building is an anomaly on the block in that it is has a pitched roof, it is located on a double wide lot- 50'- and was designed as a single family detached home. There is another building on the block three houses down in a similar style and built as a single family detached home, but it was constructed 10 years earlier in 1914 and on a much narrower lot.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

The subject property is a two-story, two-unit, detached residential building with a low-pitched cross gable roof, stucco exterior, raised side entry, and a fireplace centered on the front façade. There is also a two car garage located at the rear of the lot. The building most closely resembles a craftsman bungalow because of its bracketed overhang, raised entry, modest scale, and roof form. It also has exposed beams or Tudor detailing on the pediment, which was a common design element on some craftsman homes. However, the overhang is shallower than a typical craftsman and the brackets supporting the overhang are scrolled rather than the typical triangular knee brackets or exposed roof beams. Furthermore, the building is entirely clad in stucco. Craftsman homes typically had wood or stucco siding above a rusticated base made of clinker brick or rubble stone. Most significantly, the building does not have the emblematic covered front porch with a roof supported by tapered wood or stone columns.

The permit to construct the subject building was issued on May 9, 1922, and the building was completed in 1924. The builder and the architect are unknown. Although DBI shows that the original owners of the property were O. Heinman and Bro., the Spring Valley Water Tap records from 1918 show that in the original owner was Joseph Stipinovich. Other records show that Mr. Stipinovich did not own the property until 1936. There is no apparent explanation for this discrepancy, however it could have been a record keeping error, or that Mr. Stipinovich owned a smaller house on the subject property before the existing building was constructed. The building was owned by the Stipinovich family until 2005 when it was sold to Suheil and Randa Shatara.

In 1929, the City issued a building permit to add two rooms and a bathroom at the rear of the existing building, and in 1937 the City issued a permit to construct a garage at the rear of the lot. Building permit records show that the garage was rebuilt in 1956. While no official record was found, at some point between 1950 and 1956 the building was converted from a single family house to a two-unit building. The Sanborn Map from 1950 shows the building as a single family home, while a building permit issued in 1956 to rebuild the garage shows the building as a two-family dwelling.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research, including examination of newspaper indexes has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B*: It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past, or that the Stipinovich family was important in our local or regional past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible under Criteria C (Architecture). The building is a modest bungalow, with some craftsman details. However, it lacks the richness in ornamentation and materials, and attention to detail that typify this style of architecture. Furthermore, it does not represent an unusual or distinctive method of construction. The architect and builder are unknown, but given its modest quality, the building does not represent the work of a master.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☐ Retains	☒ Lacks
materials	☒ Retains	☐ Lacks	**association**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

The subject property retains some integrity in design, materials and workmanship. The addition at the rear of the building does not overwhelm the original structure and reads as an addition. The brackets, pediment detailing, building form, raised entry, stuccos cladding and entryway are intact and appear to be original to the building. There are no permits or historic photographs to suggest otherwise. However the windows, which were most likely wood double hung or casement windows have been replaced with aluminum slider windows, and while this is a reversible alteration, it does diminish the overall character of the building.

There is no record that the building has been moved and the adjacent buildings were built before the subject property, so the building's original setting has not been compromised. However, the building was obviously designed as a more suburban dwelling and it's doubtful that it ever had a strong association with the surrounding neighborhood given the existing development pattern on the subject and facing block faces.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☒ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because the subject building is not an historical resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because the subject building is not an historical resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 11-29-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: December 4, 2007
Case No.: **2007.0923E**
Project Title: **92 Whitney Street**
Zoning: RH-2, 40-X
Block/Lot: 6654/026
Lot Size: 2,008 square feet
Project Sponsor Maryann Ibrahim - (415) 370-9407
Staff Contact: Don Lewis – (415) 575-9095
Don.Lewis@sfgov.org

PROJECT DESCRIPTION:

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The proposed project would consist of alteration of the building, including: construction of a two-story, horizontal addition at the rear; restoration of the front façade; and installation of a garage entry at the Whitney Street frontage for two off-street parking spaces in the existing basement. The existing 28-foot tall, two-story, single-family residence also contains a single-story, detached, one-car garage at the rear of the property. The proposed alterations would increase the residential building by 320 square feet. With these new additions, the building would be approximately 1,469 square feet in size.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

December 7, 2007
Date

cc: Maryann Ibrahim, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty
Historic Preservation List

Bulletin Board
M.D.F.
Exemption / Exclusion File

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PROJECT DESCRIPTION (continued):

The approximately 2,008 square foot project site is located at 92 Whitney Street (Assessor's Block 6654, Lot 026) between 30th and Randall Streets in the Glen Park neighborhood. The existing 1,149 square foot residence on the project site was constructed in 1909. The property is not currently listed on the California Register, nor is it included on the National Register. The subject lot is not located within a previously designated historic district. The project site is located within a RH-2 (Residential, Two-Family) zoning district and within a 40-X height and bulk district.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not a historical resource. As described in the Historic Resource Evaluation (HRE), the 92 Whitney Street building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a recognized California Register-eligible historic district.[1]

The building was constructed in 1909 as a single-family, wood-framed residence. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made a significant contribution to broad patterns of history. In addition, the integrity of the project building has been compromised to a level that it no longer conveys its significance. The building has a gabled roof that is obscured from view by a decorative front parapet that is not original to the building. Other changes include the removal of decorative trim and molding and the installation of aluminum siding, and the replacement of the original wood windows with aluminum sliding windows. The project street contains buildings with a relatively tight period of construction dates (1900-1909) that exhibit a high level of integrity. Those buildings that have been altered still retain their basic form that contributes to the setting. The block could be a part of a historic district that represents housing development shortly before and after the 1906 earthquake, but more information is needed to determine if this block is part of a historic district. Even if the block were part of a historic district, the 92 Whitney building would not be considered a contributor. Therefore, the 92 Whitney Street building does not appear eligible for listing in the California Register as an individual resource or as a contributor to a recognized historic district. The proposed project would recreate the building's façade in a context appropriate manner, restore the building's wood siding, and remove the decorative front parapet to expose the building's original gabled roofline. With these changes the building would be more compatible with its surrounding district that is associated with buildings constructed just after the earthquakes and fires of 1906.

The proposed project would involve the addition of approximately 320 square feet to the existing 1,149 square foot building. With the addition, the building would be approximately 1,469 square feet in size and 29′ in height. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 320 square feet. Therefore, the proposed addition would be exempt under Class 1.

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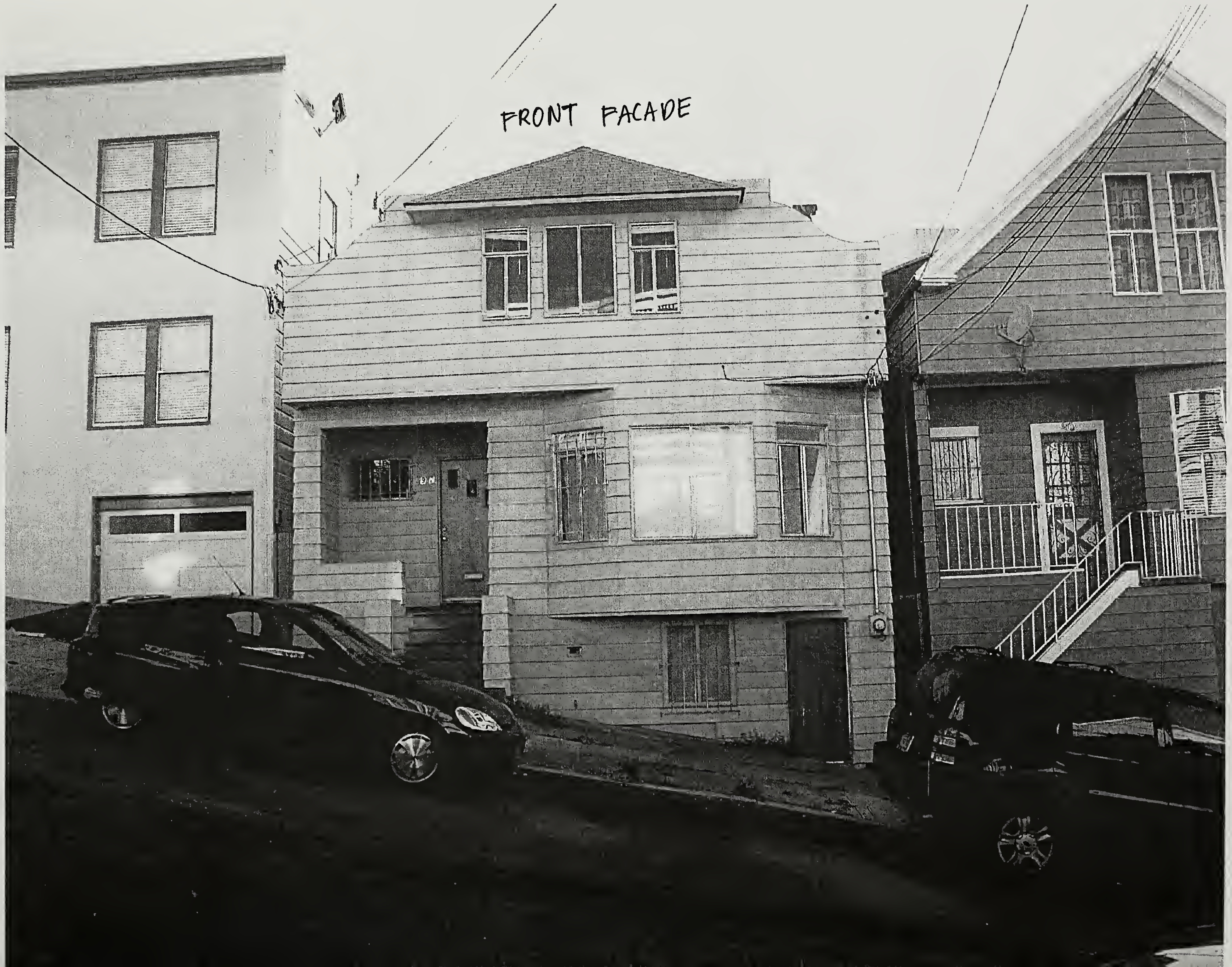
[1] Memorandum from Michael E. Smith, Preservation Technical Specialist, to Joy Navarrete, Planner, Major Environmental Analysis, October 23, 2007.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.



FRONT FACADE

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Since it was improved, the property has had four owners including the current owners. Anna Hortwick was the original owner, H.J. Boster was the second, and Nativad Briggs was the previous owner who sold the property to the current owners. None of the owners of the property were determined to be important in our local, regional, or national past.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a single-family, wood frame residence, with two-stories over a basement that was constructed in 1909. The building has a gabled roof that is obscured from view by a front parapet that is not original to the building. As a result of this and other façade changes discussed later in this report, the building has lost its integrity and does not meet Criterion 3.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
The subject building been significantly altered since its construction. As noted earlier, the gabled roof has been obscured from view by a decorative front parapet. Other changes include the removal of decorative trim and molding and the installation of aluminum siding, and the replacement of the original wood windows with aluminum sliding windows. As a result of these alterations, the building lacks design, materials, workmanship, feeling and association with the buildings that surround it. The building has not been moved so retains its location.

3.) DETERMINATION Whether the property is a "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Since it was improved, the property has had four owners including the current owners. Anna Hortwick was the original owner, H.J. Boster was the second, and Nativad Briggs was the previous owner who sold the property to the current owners. None of the owners of the property were determined to be important in our local, regional, or national past.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a single-family, wood frame residence, with two-stories over a basement that was constructed in 1909. The building has a gabled roof that is obscured from view by a front parapet that is not original to the building. As a result of this and other façade changes discussed later in this report, the building has lost its integrity and does not meet Criterion 3.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
The subject building been significantly altered since its construction. As noted earlier, the gabled roof has been obscured from view by a decorative front parapet. Other changes include the removal of decorative trim and molding and the installation of aluminum siding, and the replacement of the original wood windows with aluminum sliding windows. As a result of these alterations, the building lacks design, materials, workmanship, feeling and association with the buildings that surround it. The building has not been moved so retains its location.

3.) DETERMINATION Whether the property is a "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project would recreate the building's façade in a context appropriate manner, restore the building's wood siding, and remove the decorative front parapet to expose the building's original gabled roofline. These changes would make the building more compatible with the character of the block.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, the proposed project would make the building more compatible with the character of the block.

PRESERVATION COORDINATOR REVIEW

Signature:
Mark Luellen, Preservation Coordinator

Date: 10-23-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

MES

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date:	December 5, 2007
Case No.:	**2006.1065E**
Project Title:	**52 Alpine Terrace (145-149 Buena Vista Avenue East)**
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	Block 1258/Lots 005
Lot Size:	6,843 square-feet
Project Sponsor	Janet Campbell, Representative - 415-261-2613
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The project site is a through-lot between Alpine Terrace and Buena Vista Avenue East located on the block bounded by Waller Street and Duboce Avenue in the Haight-Ashbury Neighborhood. The parcel contains an existing 3,900 square-foot, three-story, three-unit residence constructed before 1900 facing Buena Vista Avenue East, and a one-story garage structure facing Alpine Terrace. The proposed project would involve the subdivision of the existing lot into two smaller lots, resulting in an approximately 3,191 square-foot parcel that would include the existing three-unit residence and an approximately 3,178 square-foot parcel containing the garage structure and facing Alpine Terrace. The project also proposes to demolish this existing garage structure and construct a new three-story over five-car garage, 3,669-square-foot, three-unit residence on the newly created lot. The existing multi-unit residence at 145 Buena Vista is listed in the 1976 Citywide Architectural Survey.

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EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Section 15301(l)(4)]
X Categorical Exemption; Class 3 [State CEQA Guidelines Section 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

December 7, 2007
Date

cc: Janet Campbell, Project Contact
Sarah Vellve, NW Quadrant
Supervisor Bevan Dufty
Bulletin Board

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the garage structure proposed for demolition that is located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA). The project is located in the eastern portion of the Haight-Ashbury neighborhood, on the east side of Buena Vista Park. It is surrounded by residential land uses and is within a RH-3 use district. Small-scale homes and flats, most of which were constructed between the period 1900 and the early 1920's, characterize the area. Building styles and ornamentation are varied, with the predominant styles being Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. There appears to be a potential California Register historic district in this portion of the Haight-Ashbury/Buena Vista neighborhood. The building styles vary, but most building details are intact. While there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. Further, the neighborhood contains many buildings that are listed in Here Today and in the 1976 Citywide Architectural Survey, which is further evidence of a potential historic district.[1]

The one-story garage facing Alpine Terrace is a wood-frame structure constructed sometime prior to 1900 and expanded in 1939. There are no construction records for the garage structure, but records indicate that it was located on the property by 1900. The garage retains its function and many historic features, including wood-and-glass doors; however, these elements alone do not cause it to contribute to the potential historic district. The garage structure does not posses any other architectural or historic value that contributes to the potential historic district in the neighborhood. On the other hand, the existing Edwardian house on the same property facing Buena Vista Avenue does contribute to this potential historic district.

The proposed design of the new structure facing Alpine Terrace relates to the historic buildings on the street. The proposed building is similar in height, features an entrance that is recessed and located on the second floor, and is located toward the front of the property. While the new building is designed in a contemporary style, it relates to the adjacent buildings.

Because the garage is not considered a historical resource under CEQA and the proposed design would not result in a significant effect on a historical resource or potential historic district, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

CEQA Guidelines Section 15301(l)(4), or Class 1(l)(4), provides for an exemption from environmental review for the demolition and removal of accessory structures including garages, carports, patios, swimming pools, and fences. Therefore, the proposed garage demolition is exempt from environmental review under Class 1(l)(4). The proposed construction of the residential home on the newly created lot facing Alpine Terrace would create a three-story 3,669-square-foot, three-unit residence over a five-car garage. CEQA Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Therefore, the proposed construction of a three-unit building is exempt from environmental review under Class 3(b).

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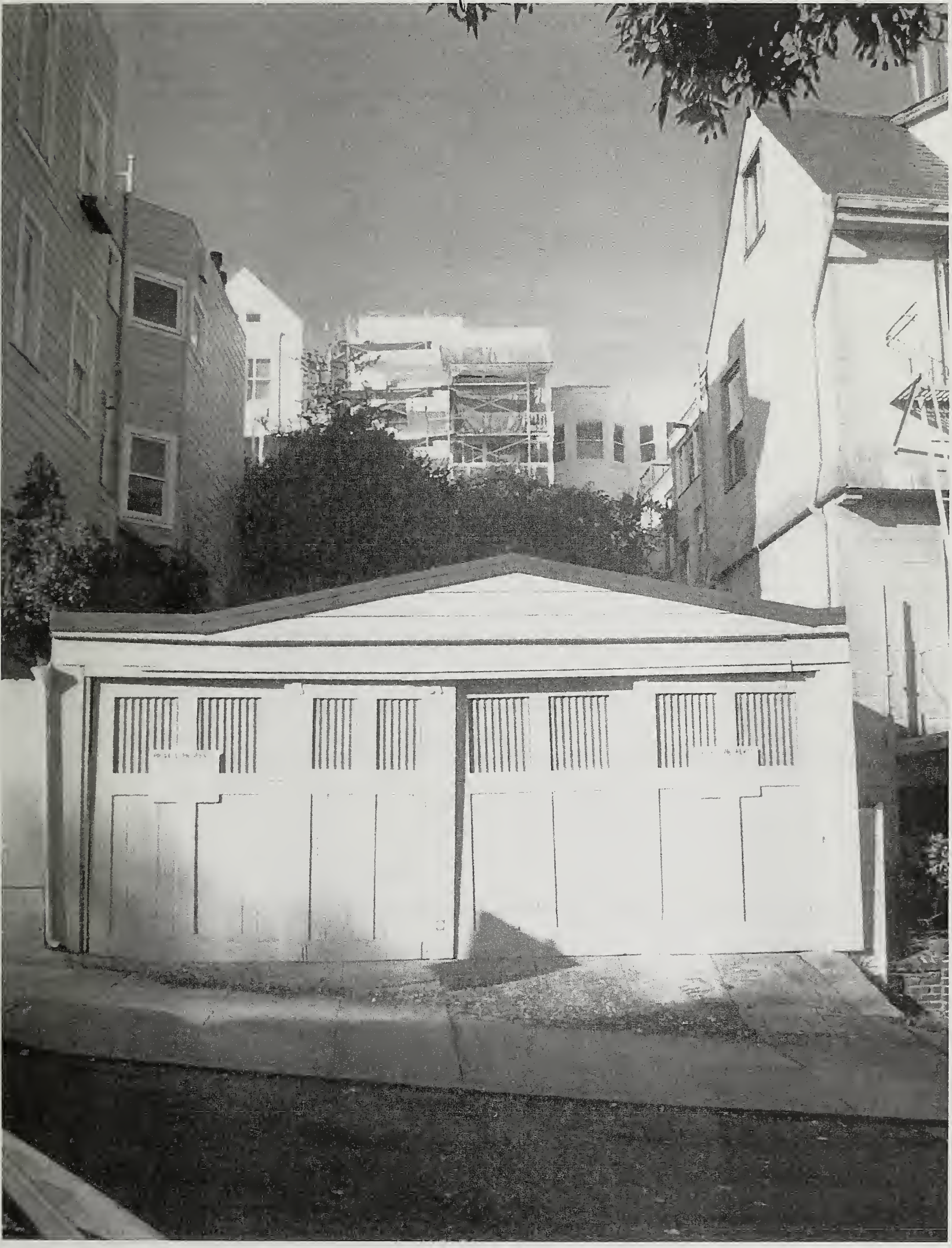
[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. December 28, 2006; Revised October 3, 2007.

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, although the project site is located in a potential historic district, the garage proposed for demolition is not a contributor to the potential district. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is therefore exempt from further environmental review.

Proposed Bld Site



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MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 52 Alpine Terrace, aka,
145-149 Buena Vista East Ave
Block: 1258 Lot: 005
Case No.: 2006.1065E
Date of Review: 12/28/06; **REVISED 10/03/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant		**Owner**	
Name:	Janet Campbell	Name:	Edward Gama
Company:	Janet Campbell Architects	Company:	
Address:	Two Parker Avenue #302 San Francisco, CA 94118	Address:	145 Buena Vista East San Francisco, CA 94117
Phone:	(415) 261-2613	Phone:	(415) 860-7174
Fax:	(415) 876-1039	Fax:	(415) 255-3028
Email:	campbellarchitec@aol.com	Email:	Edward@P2Dev.com

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing one-story wood frame garage structure that faces Alpine Terrace; and
- The construction of a new three-story-over-garage multi-unit residence.

Pre-Existing Historic Rating / Survey:

- Listed in 1976 Citywide Architectural Survey with rating of "**2**" (on a scale of "–2" to "5", with "5" being most significant).

Historic District / Neighborhood Context:

The subject property is located in the eastern portion of the Haight-Ashbury neighborhood referred to as Buena Vista in San Francisco. It is located along the eastern side of Buena Vista Park and three blocks from the Panhandle portion of the Golden Gate Park. It is surrounded by residential land uses and is within an RH-3 District and a 40-X Height and Bulk District.

The area is characterized by small-scale homes and flats, most of which were constructed prior to 1900 to the early 1920's. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. There are several buildings in the immediate vicinity of 52 Alpine Terrace that were included in the 1976 Citywide Architectural Survey and are in *Here Today*.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

The subject property is a through-block lot with two street frontages: Buena Vista East Avenue and Alpine Terrace. A three-story Edwardian building constructed prior to 1900 fronts Buena Vista East Avenue (it is this building that the 1976 Architectural Survey refers to). The building proposed to be demolished is a one-story garage structure that fronts Alpine Terrace. A wood-frame structure, the garage occupies ¾ of the width of the lot. Square in form, the building is unadorned and features a squat front-facing gable roof and four pairs of wood-and-glass-paneled doors. Records indicate that it was constructed sometime prior to 1900, and was expanded in 1939.

There does appear to be a potential California Register historic district in this portion of the Haight-Ashbury-Buena Vista neighborhood. The building styles vary but Shingle/First Bay, Queen Anne, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. Further, the neighborhood contains many buildings that are listed in *Here Today* and in the1976 Citywide Architectural Survey that is further evidence of a potential historic district.

The garage structure that faces Alpine Terrace does not posses architectural or historic value to contribute to this potential district. There are no construction records for the construction of garage structure but records indicate that it was located on the property by 1900. While simple in detailing, 52 Alpine Terrace does clearly recall its function as a garage structure and retains many historic features, including wood-and-glass doors; however, these elements alone do not cause it to contribute to the potential historic district in the neighborhood. It must be noted that the existing Edwardian house on the same property that faces Buena Vista Avenue does contribute to this potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

The garage structure that faces Alpine Terrace does retain a high degree of integrity, having undergone few alterations during its lifetime. Historic details such as the roofline and pairs of doors are intact. Due to the fact that there have been few alterations to the structure, it does retain any integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because the garage structure facing Alpine Terrace is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because the garage structure facing Alpine Terrace is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 52 Alpine Terrace will not have an adverse impact on a potential California Register historic district located in this portion of the Haight/Ashbury-Buena Vista neighborhood. As noted above, the area contains a high concentration of buildings that were constructed before 1900 – 1920's, when the area was developed as a residential neighborhood, and there is considerable architectural harmony among the houses and flats in the neighborhood.

The proposed design of the new structure facing Alpine Terrace relates to the historic buildings on the street. It is similar in height, features an entrance that is recessed and at the second floor, and is located towards the front of the property. While the new building is designed in a contemporary style, it relates to the adjacent buildings. The treatment of the ground floor recalls the pattern of openings on the street. In sum, the proposed building will not have an adverse impact on the potential historic district in this neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature ____________________ Date: 10-04-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	December 4, 2007
Case No.:	**2006.1428E**
Project Title:	**561 Marina Boulevard**
Zoning:	RH-1 (Residential, House District, One-Family) 40-X Height and Bulk District
Block/Lot:	0912/007A
Lot Size:	3,900 square feet
Project Sponsor	Geddes Ulinskas, Owner (415) 279-9593
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The project site is located on Marina Boulevard between Divisadero and Scott Streets in the northern portion of San Francisco's Marina neighborhood. Residential and park land uses surround the project area, which is situated directly across from the Marina Green and San Francisco Bay. The existing

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

December 7, 2007
Date

cc:

Geddes Ulinskas, Project Sponsor
T. Sullivan-Lenane & A. Contreras, Planning Dept.
David Lindsay, NW Quadrant, Planning Dept.
Michela Alioto-Pier, District 2, Board of Supervisors
V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

building on the project site, which was constructed in 1957, is a 4,650 square-foot, three-story single family residence with 2 off-street parking spaces. The proposed project would involve a structural upgrade of the entire structure and a series of alterations. The alterations would include the removal and replacement of front façade elements along the ground floor. Specifically, this would entail the removal of the historic wood-paneled front entrance door and three glass-paneled bays, and the installation of a new full height glass entrance door and glass panels; the removal of the slim metal "pipe" column at the center of the façade; the removal of the wood garage door and the installation of a new glass wood garage door; the replacement of the historic sand-colored stone veneer in a square-cut irregular course pattern at the side walls with new stone matching the historic in terms of material, color and pattern; and the repair of the historic wood front façade including the windows, spandrel panels and box cornices Alterations to the windows would include the replacement of the glazing at the second and third floor windows with new double-paned glazing. Alterations to the rear of the structure would include the removal of the rear façade and the construction of a horizontal addition featuring aluminum and glass windows and doors, a metal deck and railings, and an access stair to the rear yard. The proposed rear addition would project an additional 9 feet from the original rear façade. Alterations to the roof include the installation of a horizontal skylight at the front portion of the roof located directly behind the coping of the front façade; and the construction of a roof structure that will be set back 15 feet from the front façade featuring a wood and steel deck and glass screens. These two proposed modifications to the roof would not be visible from the public viewshed. The proposed alterations would expand the existing building envelope by less than 200 square feet, including 4'4" in height for new height of 36'6". The number of parking spaces will remain at 2 off-street spaces.[1]

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 561 Marina Boulevard is an historical resource as defined by CEQA. In the Historic Resource Evaluation Response memorandum (HRER) dated November 13, 2007, the Planning Department determined that the building is an historical resource.[2] The subject property appears to be eligible for listing on the California Register of Historic Places as an individual resource under Criteria 3 (Architecture).

561 Marina Boulevard was constructed in 1957 on the entire width of the 30-foot lot with a 15-foot front setback. The building features a deeply recessed ground floor with a symmetrical gird of full height windows on the upper two floors, and a flat roof. The sidewalls of the ground floor are finished in a sand-colored stone veneer square-cut in an irregular course pattern, and there is a "pipe" column and a plain projecting wall that divides the ground floor symmetrically. The entrance to the house is located on the eastern half of the ground floor and

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[1] Personal Communication with Geddes Ulinskas, November 26, 2007.

[2] Memorandum from Tara Sullivan-Lenane, Preservation Planner to Jeremy Battis, Major Environmental Analysis. November 13, 2007. A copy of this memorandum is attached.

is divided into four symmetrical panels, with a solid entrance door with central entrance knob flanked by floor-to-ceiling glass panels. The sand colored stone veneer runs along the eastern wall and continues through into the front entry fall, and black terrazzo is the paving material in this portion of the recess. The western side of the recessed ground floor features a large wood garage door. The front area has a large planter bed centrally located between the entrance and garage opening, which is flush to the ground.[3]

The upper two stories of 561 Marina Boulevard features a symmetrical grid formed by horizontal and vertical wooden columns and spandrels. There are four large fixed glass panels at each floor, with the end panels subdivided vertically and containing a casement window in the outermost sections. The columns project out from the façade and terminate in projecting horizontal box cornices.[4]

The details described above illustrate the distinguishing characteristics of a type and period of construction. Specifically, 561 Marina Boulevard is a building that represents a significant phase of Bay Tradition/Post War style that was prominent in San Francisco during the early-to-mid decades of the twentieth century. The building has characteristics of the International style such as the flat roof, use of glass and symmetrical composition, as well as characteristics of Post War Modernism such as the use of stone at the ground floor and casement windows on the upper floors. It is an example of the melding of both International and Post War Modernism styles in domestic architecture in San Francisco. Architecturally, 561 Marina Boulevard reads as a single-family house whose stylistic vocabulary is drawn from multiple sources: "traditional" International style principles, Mid-century Modernist values, and the practical realities of domestic life.[5]

The architect, George Meu, is a Chinese-American architect who attended who attended UC Berkeley School of Architecture and was first registered as an architect in California in 1948. He worked at Richard Neutra's San Francisco office for a brief period before starting his own practice. Meu associated with several architects practicing in the Bay region after World War II and was familiar with the many prominent architects and firms located in the Bay Area, all of whom promoted Modernist principles.[6]

561 Marina Boulevard retains an extremely high degree of integrity, having undergone few alterations during its lifetime. The building retains all of its original materials, massing, configuration, and detailing. Historic details such as the recessed ground floor, and upper floors that feature a symmetrical grid formed by horizontal and vertical wooden columns and spandrels with large fixed glass panels, and all simple detailing are intact. In sum, 561 Marina Boulevard retains integrity of location, design, materials, workmanship, setting, feeling, and association.[7]

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[3] Ibid.
[4] Ibid.
[5] Ibid.
[6] Ibid.
[7] Ibid.

The evaluation of properties for potential impacts to "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 561 Marina Boulevard to determine whether the proposed project is consistent with the *Secretary of Interior's Standards for the treatment of Historic Properties* or if any proposed modification would materially impair the resource.

The proposed work is consistent with the *Secretary of the Interior's Standards for Rehabilitation.* Specifically, the proposal complies with the following treatment standards for rehabilitation:

Standard No. 5
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard No. 9
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposal for 561 Marina Boulevard would not adversely impact 561 Marina Boulevard's integrity of design, materials, feeling, association, or workmanship—all of which form the character-defining features that give the building significance as a historic resource. The historic front façade of the building, defined by the recessed ground floor with stonework and upper floors that feature a symmetrical grid formed by horizontal and vertical wooden columns and spandrels with large fixed glass panels, and all simple detailing would be retained. The proposed alterations at the ground floor are in keeping with the character and style of the house, and would not detract from the significance of the historic resource. The proposed rear addition and roof structure would not be visible from the public way and are not removing any character-defining material from the historic resource.[8]

The proposed project is also consistent with the *Secretary of Interior's Standards for Preservation,* particularly Standards 2 and 5:

Standard No. 2
The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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[8] Ibid.

Standard No. 5
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project calls for the retention of historic materials and features, and to stabilize the entire structure and details that are deteriorated. All replacement features would match the historic features in terms of material, size, configuration, detail and ornamentation. The existing features of 561 Marina Boulevard, namely the recessed ground floor and upper floors that feature a symmetrical grid formed by horizontal and vertical wooden columns and spandrels with large fixed glass panels, and all simple detailing would not be altered with this proposal. Therefore, the proposed project is consistent with the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e) provides for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure or 2,500 square feet whichever is less; or 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 200 square feet to an existing 5,413-square foot single family residence in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM:
REVISED Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 561 Marina Blvd.
Block: 912 Lot: 007A
Case No.: 2006.1428E
Date of Review: **01/05/07; 11/13/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant
Name: Tim Kelley
Company: Tim Kelley Consulting
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Fax:
Email: tim@timkelleyconsulting.com

Owner
Name: Solid Resilient LLC
Company:
Address: 1340 Clay Street
San Francisco, CA 94109
Phone: 415-441-8386
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The proposed project consists of:

- Structural upgrades to the entire structure;
- The alteration of the ground floor of the front façade, including
    - the removal of the historic wood-paneled front entrance door and three glass-paneled bays, and the installation of a new full-height glass entrance door and glass panels;
    - the removal of the slim metal 'pipe' column at the center of the façade;
    - the removal of the wood garage door and the installation of a new glass wood garage door'
    - The replacement of the historic sand-colored stone veneer in a square-cut irregular course pattern at the side walls with new stone that will match the historic in terms of material, color, and pattern;
- The replacement of the glazing at the second and third floor windows with new double-paned glazing;
- The repair of the historic wood front façade, including the windows, spandrel panels, and 'box' cornices;
- The removal of the rear façade and the construction of a horizontal addition that will project and additional 9 feet ± from the original rear façade, and feature aluminum and glass windows and doors, a metal deck and railings, and an access stair to the rear yard;

- The installation of a horizontal skylight at the front portion of the roof, located directly behind the coping of the front façade, which will be flat and not visible from the public way; and
- The construction of a roof structure that will be setback 15 feet from the front façade, and will feature a wood and steel deck and glass screens, and will not be visible from the public way.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

561 Marina Boulevard is located in the northern portion of the Marina neighborhood in San Francisco. Directly across from the Marina Green and the San Francisco bay, the building is surrounded primarily by residential and park land uses with scattered commercial stores located towards Fillmore Street. It is within an RH-1 District and a 40-X Height and Bulk District.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

561 Marina Boulevard is a three-story building constructed in 1957. Designed by George Meu, the building is constructed on the entire width of the lot (30 feet) with a 15-foot front setback. 561 Marina Boulevard features a deeply recessed ground floor with a symmetrical grid of full height windows on the upper two floors, and a flat roof. The sidewalls of the ground floor are finished in a sand-colored stone veneer in a square-cut irregular course pattern and there is a 'pipe' column and plain projecting wall that divides the ground floor symmetrically. The entrance to the house is located on the eastern half of the ground floor and is divided into four symmetrical panels, with a solid entrance door with central entrance knob flanked by floor-to-ceiling glass panels. The sand-colored stone veneer runs along the eastern wall and continues through into the front entry hall, and black terrazzo is the paving material in this portion of the recess. The western side of the recessed ground floor features a large wood garage door. The front area has a large planter bed centrally located between the entrance and garage opening, which is flush to the ground.

The upper two stories of 561 Marina Boulevard features a symmetrical grid formed by horizontal and vertical wooden columns and spandrels. There are four large fixed glass panels at each floor, with the end panels subdivided vertically and containing a casement window in the outermost sections. The columns project out from the façade and terminate in projecting horizontal 'box' cornices.

The subject property does not appear to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 1 (Events) or 2 (Persons). However, 561 Marina Boulevard appears to be eligible for the listing in the California Register as an individual resource under Criteria 3 (Architecture) because it embodies the distinguishing characteristics of a type and period of construction. 561 Marina Boulevard is a building that represents a significant phase of Bay Tradition/Post War style that was prominent in San Francisco during the early-to-mid decades on the twentieth century. The building has characteristics of the International style such as the flat roof, use of glass and symmetrical composition, as well as characteristics of Post War Modernism such as the use of stone at the ground floor and casement windows on the upper floors. It is an example of the melding of both International and Post War Modernism styles in domestic architecture in San Francisco. 561 Marina Boulevard clearly reads as a single-family house whose stylistic vocabulary is drawn from multiple sources: 'traditional' International style principles, Mid-century Modernist values, and the practical realities of domestic life.

The architect, George Meu, is a Chinese-American architect who attended UC Berkley School of Architecture and was first registered as an architect in California in 1948.[1] He worked at Richard Neutra's San Francisco office for a brief period before going into practice on his own. He did not undertake many residential projects and mainly worked on commercial projects. He associated with several architects practicing in the Bay region after WWII (such as Worley Wong) and was familiar with the many prominent (and not-so-prominent) architects and firms located in the Bay area, all of whom promoted Modernist principles.[2] Throughout San Francisco there were examples of Modern architecture that likely served as influences for George Meu: 130 Sutter Street (Halliday Building) designed by Willis Polk (c. 1917), Frank Lloyd Wright's building on Maiden Lane, and Neutra's Shiff & Wolfe Duplex (c. 1938) in the Marina District (which Meu was undoubtedly familiar with having worked for Neutra), are but a few of the dozens of Modern buildings that were located in San Francisco, not to mention the proliferation of domestic Modern architecture that was constructed throughout the Bay area after WWII.

561 Marina Boulevard retains all of its original materials, massing, configuration, and detailing, and embodies the distinctive characteristics of the Bay Tradition/Post-War style in the Bay Area. As such, 561 Marina Boulevard appears to be eligible for the California Register of Historic Places as an individual resource under Criterion 3 (Architecture).

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[1] George Meu Associates is still in practice; Lester Meu, George Meu's son is the principal. Staff discussed Meu's background and influences with Lester in 10/2006.

[2] Serraino, Pierluigi. *NorCalMod: Icons of Northern California Moderism.* Chronicle Books. 2006.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

561 Marina Boulevard retains an extremely high degree of integrity, having undergone few alterations during its lifetime. The permit history for the property indicates that there have been no alterations to the façade of the building – the five permits on record for this property are for the installation of a new elevator, roof work, minor dry-rot repair on the rear façade, and structural work. It is not clear whether the building was originally painted white or if this was done at some point in the past five decades. However, if the building originally was unpainted (and the wood columns and spandrel panels were exposed wood), the paint does not detract from the buildings' integrity. As discussed above, 561 Marina Boulevard is an example of the melding of both International and Post War Modernism styles in domestic architecture in San Francisco. Historic details such as the recessed ground floor, and upper floors that feature a symmetrical grid formed by horizontal and vertical wooden columns and spandrels with large fixed glass panels, and all (simple) detailing are intact. In sum, 561 Marina Boulevard retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 561 Marina Boulevard appears to meet the *Secretary of Interior's Standards for the Treatment of Historic Properties*. The proposal will not adversely impact 561 Marina Boulevard's integrity of design, materials, feeling, association, or workmanship – all of which form the character-defining features that give the building significance as a historic resource. The historic front facade of the building, defined by the recessed ground floor with stonework, and upper floors that feature a symmetrical grid formed by horizontal and vertical wooden columns and spandrels with large fixed glass panels, and all (simple) detailing will be retained. The proposed alterations at the ground floor are in keeping with the character and style of the house, and will not detract from the significance of the historic resource. The proposed rear addition and roof structure will not be visible from the public way and are not removing any character-defining material from the historic resource.

The proposed project is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, in particular Standards 5 and 9. Of note are:

Standard 5:	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Standard 9:	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

In addition, the proposal for 561 Marina Boulevard is consistent with the *Secretary of Interior's Standards for Preservation*. The project calls for the retention of historic materials and features, and to stabilize the entire structure and details that are deteriorated. All replacement features will match the historic features in terms of material, size, configuration, detail, and ornamentation.

The proposed project is consistent with the Secretary of the *Interior's Standards for Preservation*, in particular Standards 2, and 5. Of note are:

Standard 2:	The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
Standard 5:	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The existing features of 561 Marina Boulevard, namely the recessed ground floor, and upper floors that feature a symmetrical grid formed by horizontal and vertical wooden columns and spandrels with large fixed glass panels, and all (simple) detailing will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

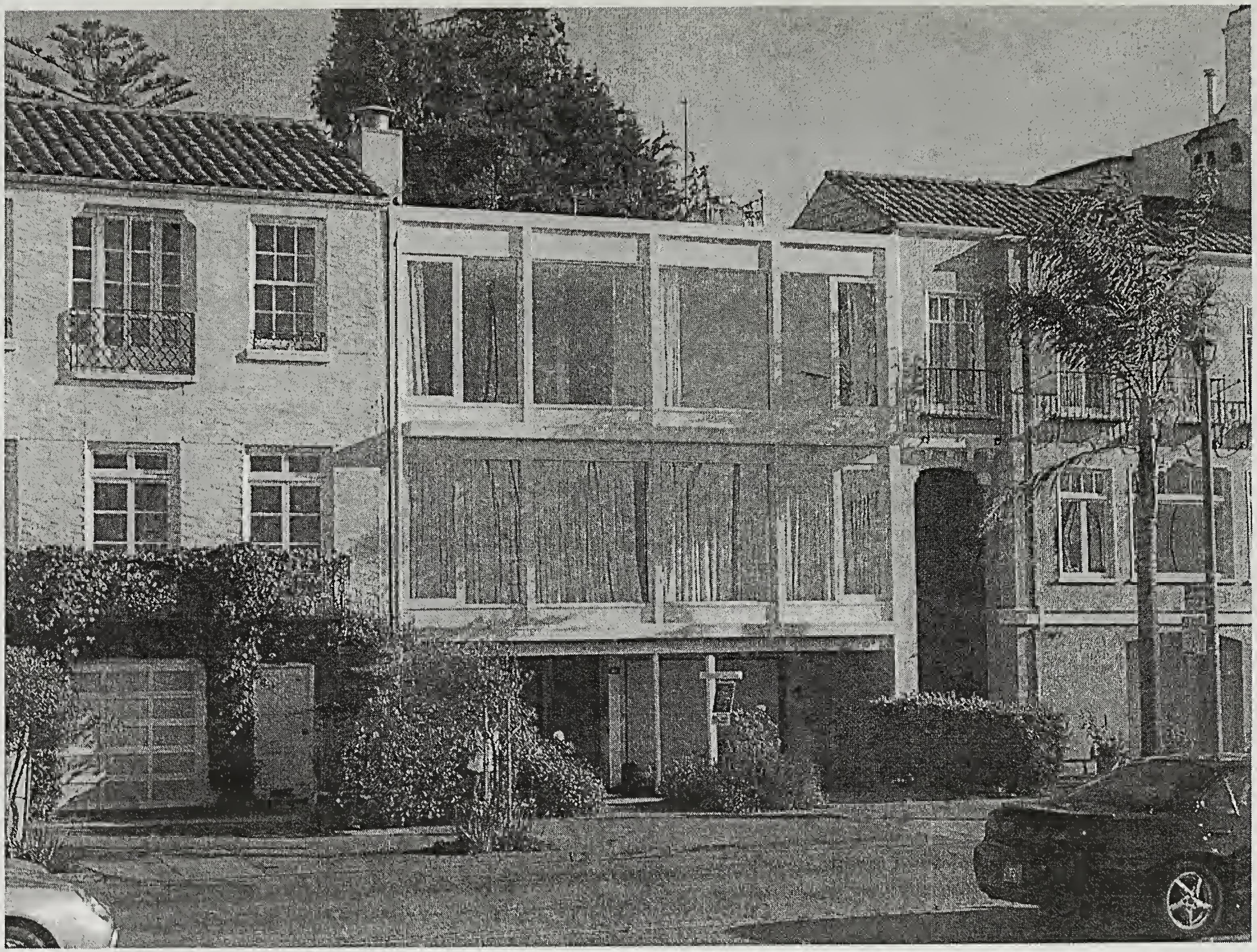
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☐No ☒Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature____________________ Date: 11-13-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



Front and rear view of 561 Marina Boulevard
Case No. 2006.1428E

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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CA 94103-2479

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2007.1148E
Project Title:	**445 Ellsworth Street**
Zoning:	RH-1 (Residential House District, One-Family) 40-X Height and Bulk District
Block/Lot:	5704/025
Lot Size:	1,750 square feet
Project Sponsor	William Egan, Authorized Agent for Owner Nathan Armstrong (415) 260-1228
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

58
59
21/07

The project site is located on the southeast slope of Bernal Heights on Ellsworth Street between Jarboe Avenue and Tompkins Avenue in San Francisco. The proposed project involves alterations to an existing one-story, 774-square-foot, single family residence that is currently 21.5 feet in height at its highest point and includes one off-street parking space. The project would remove the building's gabled roof and construct a flat roofed vertical addition in line with the existing setback. The resulting structure would be two stories, 1,325-square-feet, and 26 feet in height. Alterations to the front façade would entail the relocation of the front entry.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

December 21, 2007
Date

cc:

- William Egan, Project Sponsor
- M. Smith & A. Contreras, Planning Dept.
- Julian Banales, SE Quadrant, Planning Dept.
- Tom Ammiano, District 9, Board of Supervisors
- Bulletin Board
- Virna Byrd, M.D.F.
- Exclusion/Exemption File
- Historic Distribution File

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether or not the existing building on the site is a potential historic resource, and determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA.[1]

The immediate context of the project area is a mixture of single-family homes, primarily constructed during the 1906-1907 Bernal Heights construction boom. There are also several homes on the block that were constructed in the mid-20th Century period. The subject building is a common example of the type of architecture associated with the transition period in Bernal Heights from an early 19th Century rancho to a San Francisco neighborhood. While the subject building was built during this period of significant development, the subject block lacks visual continuity to define a district or ensemble of buildings that are associated with this event.[2]

In addition, the subject building has been altered substantially since its original construction date. Alterations to the building include "clipping" of the front portion of the gabled roof, removal of the original wood windows and replacement with aluminum sliders, and replacement of the building's exterior wood siding, including the stripping of all façade material. It is unknown what the building originally looked like but its current exterior materials appear relatively new. Because of these changes, Preservation staff has found that the subject building has lost integrity of design, workmanship and material. Staff did note that due to the high number of pre-1908 buildings on the subject block the building retains its association, feeling, location and setting. However, overall the building has fair to poor historic integrity. As such, Department staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register.[3]

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e)(2) provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 550 square feet to an existing single family residence in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Michael Smith, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 445 Ellsworth Street, December 12, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

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MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner:	Andrea Contreras
Project Address:	**445 Ellsworth Street**
Block/Lot:	5704/025
Case No.:	**2007.1148E**
Date of Review:	December 12, 2007
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 I michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes removing the building's gabled roof and constructing a flat roofed vertical addition, and altering the building's façade which includes changing the location of the front entry.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1907. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast slope of Bernal Heights between Jarboe and Tompkins Avenues. The immediate context is a mixture of single-family homes, primarily constructed during the 1906-1907 Bernal Heights construction boom. There are several homes throughout the block that were constructed mid-century. Visual continuity is mixed in terms of style, however, 15 of the 31 buildings on the subject block have gabled roofs.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Though half of the buildings have gabled roofs, the immediate context is mixed and does not display a high level of visual continuity. None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the development of this property.

PRESERVATION COORDINATOR REVIEW

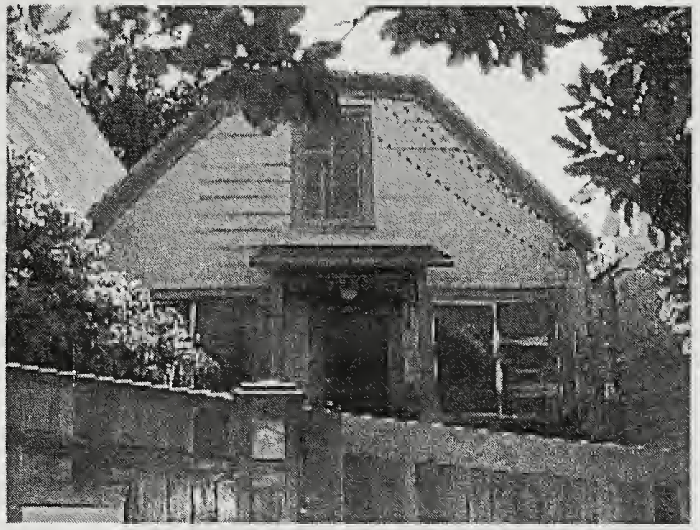
Signature: ______________________ Date: 12-11-07

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Andrea Contreras / MEA Planner

ARMSTRONG RESIDENCE
445 Ellsworth Street
San Francisco, Ca.

HOUSE TO THE LEFT



ARMSTRONG RESIDENCE - FRONT ELEVATION

HOUSE TO THE RIGHT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	December 21, 2007
Case No.:	**2005.0346E**
Project Title:	**2429 California Street**
Zoning:	Fillmore NCD, 40-X
Block/Lot:	0654/001F
Lot Size:	4,715 square feet
Project Sponsor	Yakuh Askew, Y.A. Studio (415) 920-1839
Staff Contact:	Michael Jacinto, Major Environmental Analysis (415) 575-9033 michael.jacinto@sfgov.org

PROJECT DESCRIPTION:

58
59
126/07

The subject building at 2429 California Street is a single-story (16-foot-tall) wood-frame structure clad in stucco. According to project sponsor's drawings, the building currently contains 2,746 square feet of commercial laundry use. The proposed project entails construction of a single-story vertical addition at the roof of the subject building and a single-story horizontal addition in the rear yard. The facade of the rooftop addition would be set back 25' from the front property line and 45' from the rear property line, extending the entire width of the existing building footprint.

(Continued on Next Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

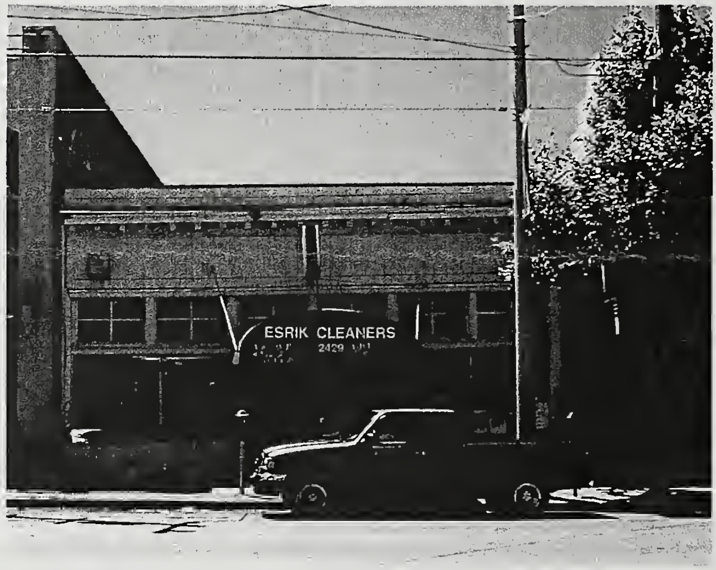
BILL WYCKO
Acting Environmental Review Officer

December 26, 2007
Date

cc:
Yakuh Askew, Project Contact
Historical Preservation List
Bulletin Board
M.D.F
Mary Woods, NW Quadrant
Shelly Perdue, NW Quadrant
Supervisor Ross Mirkarimi
Exemption / Exclusion File

PROJECT DESCRIPTION (continued):

The rear addition would extend approximately 35′-6″ beyond the existing rear wall and the width of the lot, leaving a 10-foot rear yard. The proposed rooftop addition would rise 12′ above the existing roof and 8′-3″ above the existing parapet wall. The building, at project completion, would be 27 feet tall.



The project, as proposed, would add a total of 5,950 square feet of new space in both the vertical and rear horizontal additions. The ground-floor space would be subdivided into two leasable storefronts that would accommodate personal or professional service uses (approximately 2,000 square feet each). The proposed second floor would contain two professional offices (approximately 975 square feet each). The existing front facade would remain.

The project site is located on the south side of California Street between Fillmore and Steiner Streets within the Fillmore Neighborhood Commercial (NCD) Zoning District and a 40-X Height and Bulk District (see image, above). The subject property is also in the Planning Department's Japantown Better Neighborhoods planning and historic survey area.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER)[1], the 2429 California Street property appears to be eligible for the California Register of Historical Resources as a contributor to a historic district based upon its association with the development of Japantown, which has made a significant contribution to the broad patterns of San Francisco history and the cultural heritage of California (Criterion 1), and because the building embodies the distinctive characteristics of a commercial building from the Victorian period (Criterion 3). The building was constructed circa 1878 and appears to have been continuously used as a laundry throughout its existence. Although the building was constructed prior to the period of significance defined for Japantown (1906-1986), the history of the building's use and tenancy by Japanese and Chinese business-owners contributes to the cultural significance of the neighborhood. Also, the building's Victorian vintage is typical of the building types that comprise Japantown.

---

1 *Historic Resource Evaluation Response, 2429 California Street,* Memorandum from Shelly Perdue to Michael Jacinto, November 13, 2007. This memorandum is included in project file 2005.0346E and is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

Because the existing building is considered a historical resource under CEQA, the proposed project design was evaluated for compliance with the Secretary of the Interior's Standards for the Treatment of Historical Properties, which provides guidance for reviewing proposed work to historic properties. Planning Department preservation staff determined the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation regarding Standards 2, 5, 9 and 10. Specifically, the proposed project would not adversely alter the character-defining features of the building (Standard 2); the proposed project would retain the front façade and other distinctive features of the building (Standard 5); new materials and features, such as the rooftop addition, would not destroy any historic materials or features of the existing resource or its relationship to the street (Standard 9); and the project would be undertaken in such a way as to not impair the integrity of the existing resource (Standard 10). Consequently, the proposed project would not result in an adverse impact on a historic resource.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet, if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the site is located is not environmentally sensitive. The proposed project would entail an addition of 5,950 square feet of new professional service and office space to a property that is located within a developed, urbanized area where services and utilities are provided for. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

Attachment: 2429 California Historic Resource Evaluation Response

PLANNING DEPARTMENT
City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response
(Revised Memorandum dated March 21, 2006)

MEA Planner: **Michael Jacinto**

Project Address: 2429 California Street
Block: 0654 Lot(s): 001F
Case No.: 2005.0346E
Date of Review: 11/13/07

Planning Department Reviewer:
Shelley Perdue
415-558-6625
shelley.perdue@sfgov.org

Preparer / Consultant

Name:	Corey Alvin
Company:	Katama Development, Inc.
Address:	855 Folsom Street, Suite 106
Phone:	341-8890

Owner:

Name:	Binh Duong
Company:	
Address:	90 Denslowe Drive, 94132

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The project includes constructing a single-story vertical addition at the roof of the subject building and a single-story horizontal addition in the rear yard. The façade of the rooftop addition will be set back 25' from the front property line and 45' from the rear property line, extending the entire width of the existing building footprint. The rear yard addition will extend approximately 35'-6" beyond the existing rear wall and the width of the lot, leaving a 10'-deep rear yard. The proposed rooftop addition will rise 12' above the existing roof and 8'-6" above the existing parapet wall. From the maximum point of visibility across California Street, the proposed rooftop addition will be minimally visible. The project is depicted in drawings A0.1, A1.1, A1.2, A2.1, A3.1, and A3.2, dated August 9, 2007 and prepared by Yakuh Askew, Inc.

Pre-Existing Historic Rating / Survey: The subject property is in the Planning Department's Japantown Better Neighborhoods survey area, but has not yet been evaluated for historic significance.

Historic District / Neighborhood Context: The project site is within an area historically known as Japantown. The boundaries of Japantown may be roughly defined as the areas within and along California (north), O'Farrell (south), Gough (east) and Fillmore (west) Streets. Historically, many Japanese residences and businesses also existed beyond these boundaries; however, this is considered the core of the neighborhood. The area has been, and is, defined more by its cultural identity as the historic center of Japanese society in San Francisco than by its architectural identity. However, the built environment does reflect the history of the Nikkei (individuals of Japanese ancestry) from initial occupancy of existing infrastructure by predominantly Japanese and Japanese Americans to the eventual construction of purpose-built community institutions and other structures.

The Western Addition site of the present Japantown was an established Victorian-era neighborhood, home to a mix of European immigrants and their native-born offspring. The 1900 Census shows a concentration of persons born in German speaking parts of Europe in the area, the second most prevalent national group in San Francisco. There were no Japanese households in the area at that time.[1] However, immediately after the earthquake, San Francisco's Japanese relocated here in significant numbers. This process was recorded and encouraged by editorials in *Shin-Sekai* (*The New World*, originally a publication of the Japanese YMCA until it split off in 1897) which predicted that rents in the area would soon be forced down as ruined parts of the city were rebuilt. The community prospered through the 1920s and 30s. By 1940, the Japanese population of Japantown, although by then second in size to Little Tokyo in Los Angeles, numbered over 5,000—with more than 200 Japanese-owned businesses.[2]

The building types that comprise Japantown are institutional structures either purpose-built or associated by usage with the Japanese community, commercial structures in the core of Japantown, and residential structures in the core area, especially those historically adapted as hotels or boarding houses for the Japanese community. These property types are united and defined primarily by their cultural and historic associations with the Japanese community in Japantown. Physically, most buildings are Victorian-era frame structures such as the subject building that pre-date the Japantown period (1906-1986).

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes, Period of significance: 1906-1986

Notes: 2429 California Street appears to be eligible for the California Register of Historical Resources as a contributor to a historic district based upon its association with the development of Japantown, which has made a significant contribution to the broad patterns of San Francisco history and the cultural heritage of California (Criteria 1), and because the building embodies the distinctive characteristics of a commercial building from the Victorian period (Criteria 3). The building was constructed circa 1878 and appears to have been continuously used as a laundry throughout its existence. Although the building was constructed prior to the period of significance defined for Japantown, the history of the building's use and tenancy by Japanese and Chinese business-owners contributes to the cultural significance of the neighborhood. Also, the building's Victorian vintage is typical of the building types that comprise Japantown.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

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[1] Twelfth Census of the United States (1900), Population Schedules, Enumeration Districts 203, 204, 205, 206, 207 208, 209 & 210

[2] Sixteenth Census of the United States (1940), Census Tracts J-2, J-3, J-6, J-7 and J-8 (bounded by Gough, Eddy, Steiner, Fulton, Geary, Baker, & California streets) Although these Tracts together encompass an area slightly larger than that defined as the Japantown Core, it is not possible to break the census data into more precise increments, and it may be assumed that the non-white, non-Negro population of these Tracts was concentrated in the Core.

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☐ Retains	☒ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The structure's footprint appears to be unchanged since it appeared on the Sanborn maps in 1890, with its use having remained a laundry. Although the front façade has been improved with stucco and a plate glass storefront, the building has retained sufficient integrity to be recognizable as a commercial building from the era of its construction. Therefore, the later improvements to the building would not disqualify it from being considered a historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The project appears to meet the Secretary of the Interior's Standards (Standards) concerning Rehabilitation. The relevant Standards are listed below:

Standard 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed work will not remove any distinctive materials or alter the character-defining features of the building. The proposed rear yard addition will not be visible from the public right-of-way and the rooftop addition will have only a minimal impact on the single-story scale of the historic building.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposal calls for the retention of the front façade, which contains the distinctive features of the building.

Standard 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The new rear yard and rooftop additions will not destroy any significant historic material or features of the building and will have only minimal impact to the scale of the building and its relationship to the street. The rooftop addition will only be partially visible when viewed from the far side of California Street when standing opposite the site. The visible upper portion of the addition will be designed in a modern vocabulary so as to differentiate the new structure from the historic building and will be clad largely in stucco and glass to be compatible with the materials of the building below. This minimally visible addition will not overwhelm the scale of the historic building nor detract from the character-defining features of the front façade.

Standard 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Upon the future removal of the rooftop or rear additions, the essential form and integrity of the historic resource would be retained as the work does not directly impact the front façade, which encompasses the character-defining features of the building.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The character-defining features of the building are its single-story scale; wide storefront opening with bulkhead; recessed, trapezoidal central entrance; wood-framed transom windows; denticulated cornice; and front parapet. The proposed project will not cause significant adverse impacts to any of these character-defining features.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: The subject block is not within a designated Historic District. However, the subject block face features buildings from different periods that taken together represent the architectural development of neighborhood commercial development in San Francisco. Common features of these buildings that jointly create a coherent urban environment include tall ground floor commercial spaces with a maximum amount of glass area, and upper floors with fenestration patterns that relate to ground floor. The proposed building does not share these common traits with it neighbors.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 11-13-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd, Historic Resource Impact Review File

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